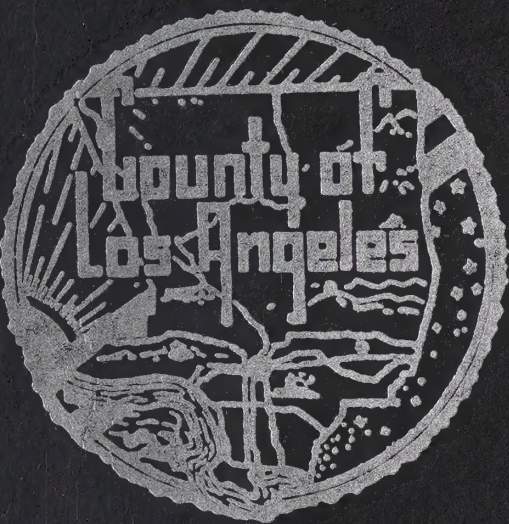


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ANNUAL REPORT
1947-1948
SILVER
ANNIVERSARY
NUMBER

1/4 6d
1947/48 - 1951/52

New

City Regional Plan

BOARD OF SUPERVISORS

Los Angeles County is divided into five supervisorial districts with one supervisor representing each district. The Board of Supervisors is the governing body of the County and their action is necessary to put into effect most of the recommendations of The Regional Planning Commission. Office of the Board of Supervisors is located at 501 Hall of Records, Los Angeles 12, Calif.

RAYMOND V. DARBY, *Chairman* . . . Fourth District
WILLIAM A. SMITH First District
LEONARD J. ROACH Second District
JOHN ANSON FORD Third District
ROGER W. JESSUP Fifth District

THE REGIONAL PLANNING COMMISSION

The Regional Planning Commission consists of six regular and four ex-officio members. Each supervisor appoints one commissioner and one additional commissioner is appointed at large. Ex-officio commissioners are representatives of county offices vitally concerned with planning problems. The Regional Planning Commission acts in an advisory capacity to the Board of Supervisors.

| | |
|---------------------------------|--------------------------------------|
| BERT T. HARVEY, <i>Chairman</i> | ROY N. CLAYTON, <i>Vice-Chairman</i> |
| MRS. L. S. BACA | EARL C. PLANETT |
| J. H. DAVIES | B. F. SHRIMPTON |

EX-OFFICIO

CARL E. ARNOLD, *County Surveyor and Engineer*
O. F. COOLEY, *County Road Commissioner*
W. E. SIMPSON, *District Attorney*
J. R. WIMMER, *Director, Department of Parks and Recreation*

* * *

| | |
|-----------------------------------|--|
| WM. J. FOX, <i>Chief Engineer</i> | A. H. ADAMS, <i>Asst. Chief Engineer</i> |
|-----------------------------------|--|

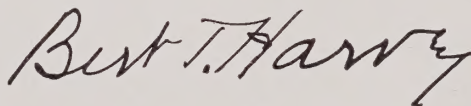
Los Angeles, California

Honorable Board of Supervisors
County of Los Angeles
Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report Silver Anniversary Number of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1948, together with certain factual data concerning the Commissioners, past and present, as well as, the activities of the Commission.

A copy of this report is also being filed with the State as required by Section 65 of the Conservation and Planning Act.

Respectfully submitted,

A handwritten signature in dark ink, reading "Bert T. Harvey". The signature is written in a cursive, flowing style with a prominent "B" and a long, sweeping "y".

Bert T. Harvey, Chairman

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TOPOGRAPHY

The topography of Los Angeles County is unusually varied. Its elevation ranges from sea level to 10,000 feet at the summit of Mount San Antonio on the eastern boundary, then recedes to the Antelope Valley, a semi-arid plateau lying some 2,500 feet above sea level. Also included within Los Angeles County are the islands of Santa Catalina and San Clemente. The total area of the county is 4,083 square miles. A coastal plain is separated from the Antelope Valley on the north by the Santa Susanna and San Gabriel Mountains. The fertile coastal plain covers 1,075 square miles which is slightly more than 27% of the total area of the county. It is in this region that the great bulk of the population live and work and in which The Regional Planning Commission finds its most pressing problems.



HOW IT ALL STARTED

Before 1923 there was no coordinated planning for the whole of Los Angeles County. Individual cities planned for their own development with little knowledge of or regard for plans of other cities, while the unincorporated areas of the county just "Grew like Topsy." This situation gave rise to problems which were aggravated by the very rapid development taking place at that time. Certain public spirited citizens who recognized the need for controlling and coordinating developments in the county met in planning conferences during 1921 and 1922. These conferences finally resulted in the Board of Supervisors establishing the Regional Planning Commission which began its work early in 1923. The establishing ordinance stated that the planning commission was to advise with and make recommendations to the Board of Supervisors concerning the orderly development of the region. Being the first regional planning commission in the United States it was forced to pioneer in planning precedents, techniques and procedures of operation.

PLANNING COMMISSION IN 1929

Reading from left to right: J. E. Rockhold, Ex-officio, County Surveyor; Carl Bush; Ray O. Baldwin; Mrs. Chas. F. Gray; J. M. Paige; B. R. Holloway; Ralph H. Rollins, Ex-officio, Road Department.



COMMISSION AND STAFF

The first planning commission consisted of five members, one commissioner being appointed by each of the five supervisors. They had no staff but when technical work was necessary they were able to obtain the necessary help from other county departments. Through the years the work of The Regional Planning Commission increased and its functions have been defined by appropriate state legislation. The continued rapid development of Los Angeles County has necessitated increasing the staff of the commission until it now numbers 69. In 1937 the commission was increased to six members and between 1927 and 1947 four ex-officio members were added so that the work of other departments could be coordinated with the plans of The Regional Planning Commission.

PLANNING COMMISSION 1948

The Planning Commission is seated around the table with the staff grouped behind them. *Reading clockwise starting from the left:* J. R. Wimmer, Ex-officio, Department of Parks and Recreation; Earl Planett; J. Hugh Davies; Mrs. L. S. Baca; Howard Hurd, Ex-officio, District Attorney; Irma Ruther, Commission

Secretary; Wm. Holmes, Ex-officio, County Surveyor; Ralph H. Rollins, Ex-officio, Road Department; Bert T. Harvey, Chairman; A. H. Adams, Assistant Chief Engineer; Floyd Davis, Deputy County Counsel; B. F. Shrimpton; Roy N. Clayton, Vice-Chairman; Carl E. Arnold, Ex-officio, County Engineer; O. F. Cooley, Ex-officio, County Road Commissioner.



LEADERSHIP

Los Angeles County has been fortunate in obtaining public spirited community leaders as members of The Regional Planning Commission. Below are names of commissioners and directors who have served during the life of the commission.

Robert M. Allan, 1923-24, Hollywood, Real Estate, Appraisals and Insurance

*George A. Damon, 1923-25, Pasadena, Engineer

*Bert R. Holloway, 1923-32, Van Nuys, Agriculturist

*Mrs. Charles F. Gray, 1923-36, Los Angeles

Carl Bush, 1925-30, Hollywood, Businessman

*J. M. Paige, 1925-35, Pomona, Public Official

Ray O. Baldwin, 1925-39, Long Beach, Rancher

B. F. Shrimpton, 1931- , West Hollywood, Retired

*Mattison B. Jones, 1933-41, Glendale, Attorney

*Roy Teeters, 1936-42, Temple City, Insurance Business

Robert H. Kee, 1937-39, Los Angeles, Manufacturer

Mrs. Ella M. F. Atchley, 1937-45, Los Angeles

Mrs. L. S. Baca, 1939- , Los Angeles

Stiles Clements, 1939-43, Beverly Hills, Architect

Roy N. Clayton, 1941- , Glendale, Insurance Business

Richard Loynes, 1943-47, Long Beach, Banker, Retired

Bert T. Harvey, 1942- , Pomona, Investment Business

Earl C. Planett, 1945- , Downey, Manufacturer

J. H. Davies, 1948-48, Long Beach, Consulting Engineer

Hugh R. Pomeroy, Secretary, 1923-27

Charles H. Diggs, Director, 1927-34

Col. Wm. J. Fox, Chief Engineer, 1926-48 (Absent on military leave October 1, 1940 to December 1, 1946)

Arthur H. Adams, Assistant Chief Engineer, 1938- , (Acting Chief Engineer, October 1, 1940 to December 1, 1946)

**Deceased*

From top to bottom: Hugh R. Pomeroy, Chas. H. Diggs, Wm. J. Fox, Arthur H. Adams.



HOW WE HAVE GROWN

| | 1923 | 1948 |
|-------------------------------------|------------------------|-----------------|
| Assessed Valuation | \$1,695,251,165 | \$4,843,238,295 |
| Retail Sales | \$1,287,304,000 (1929) | \$4,836,534,000 |
| Agricultural Production | \$82,246,000 | \$233,888,692 |
| Industrial Production | \$864,451,269 (1925) | \$6,000,000,000 |
| Aircraft Production | \$2,600,000 (1928) | \$311,146,400 |
| Population | 1,378,685 | 4,129,592 |
| School Attendance | 208,609 | 578,173 |
| Registered Motor Vehicles | 304,460 | 1,592,202 |

The map on the right shows the subdivided area in the year 1907. Comparing it to the map below, showing subdivision in 1947, gives an indication of the degree of development during that period of time.

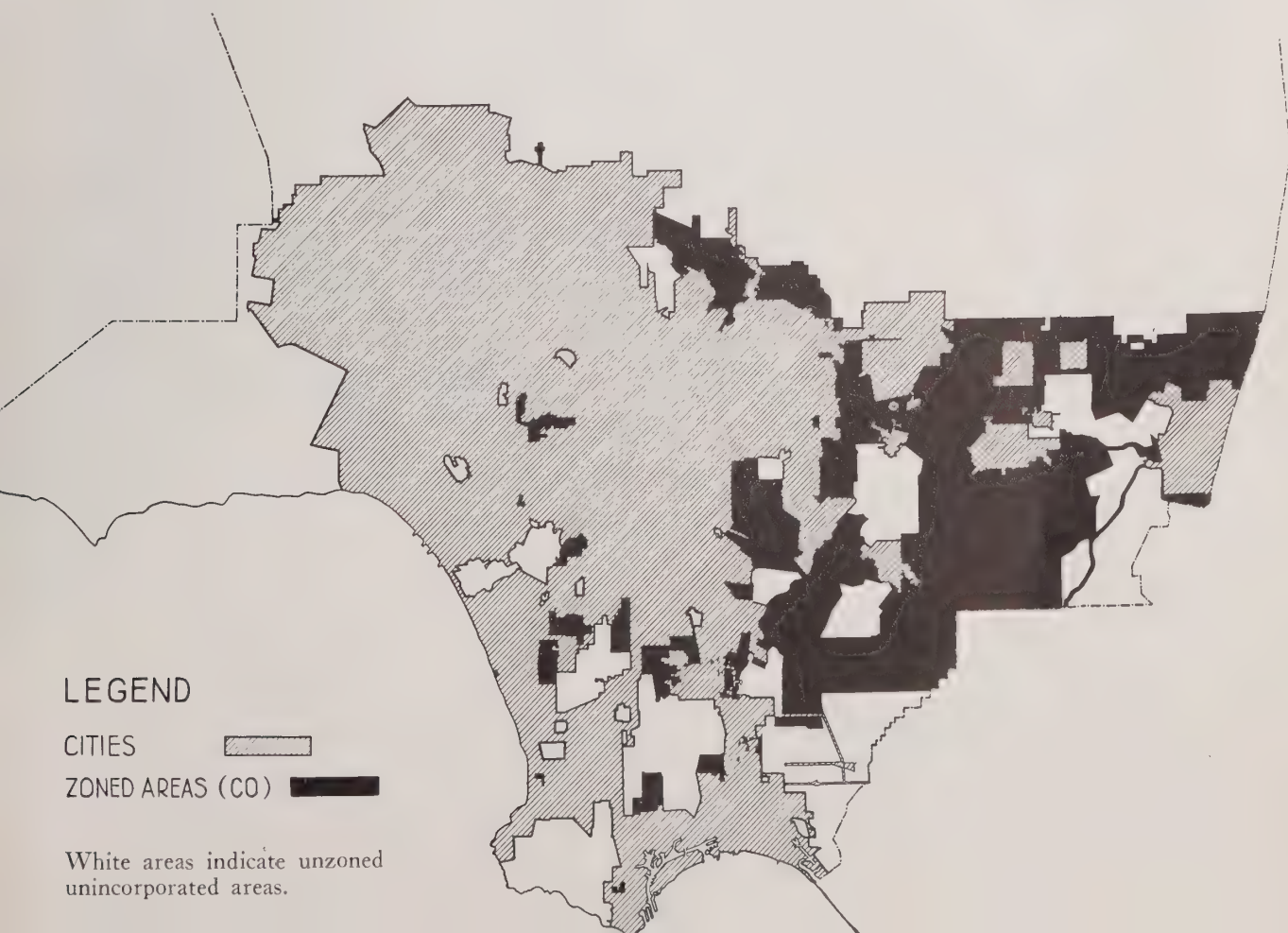
8



LAND USE ZONING

By means of land use zoning government regulates the use of land to promote the general welfare of the community by grouping congenial activities and by protecting residential areas against congestion and obnoxious land uses. In 1927 The Regional Planning Commission created the first county-wide zoning ordinance of its kind in the United States. To date approximately 295 square miles of urbanized area have been zoned by the commission. Approximately 98 square miles of urbanized unincorporated territory remains to be zoned, which will require approximately two years for completion. Zoning activities of the commission will not cease at the end of this time, however, because the anticipated increase in the population of the county will undoubtedly result in the urbanization of additional territory which will in turn require zoning studies. Changing conditions will also continue to require restudies of areas previously zoned.

9



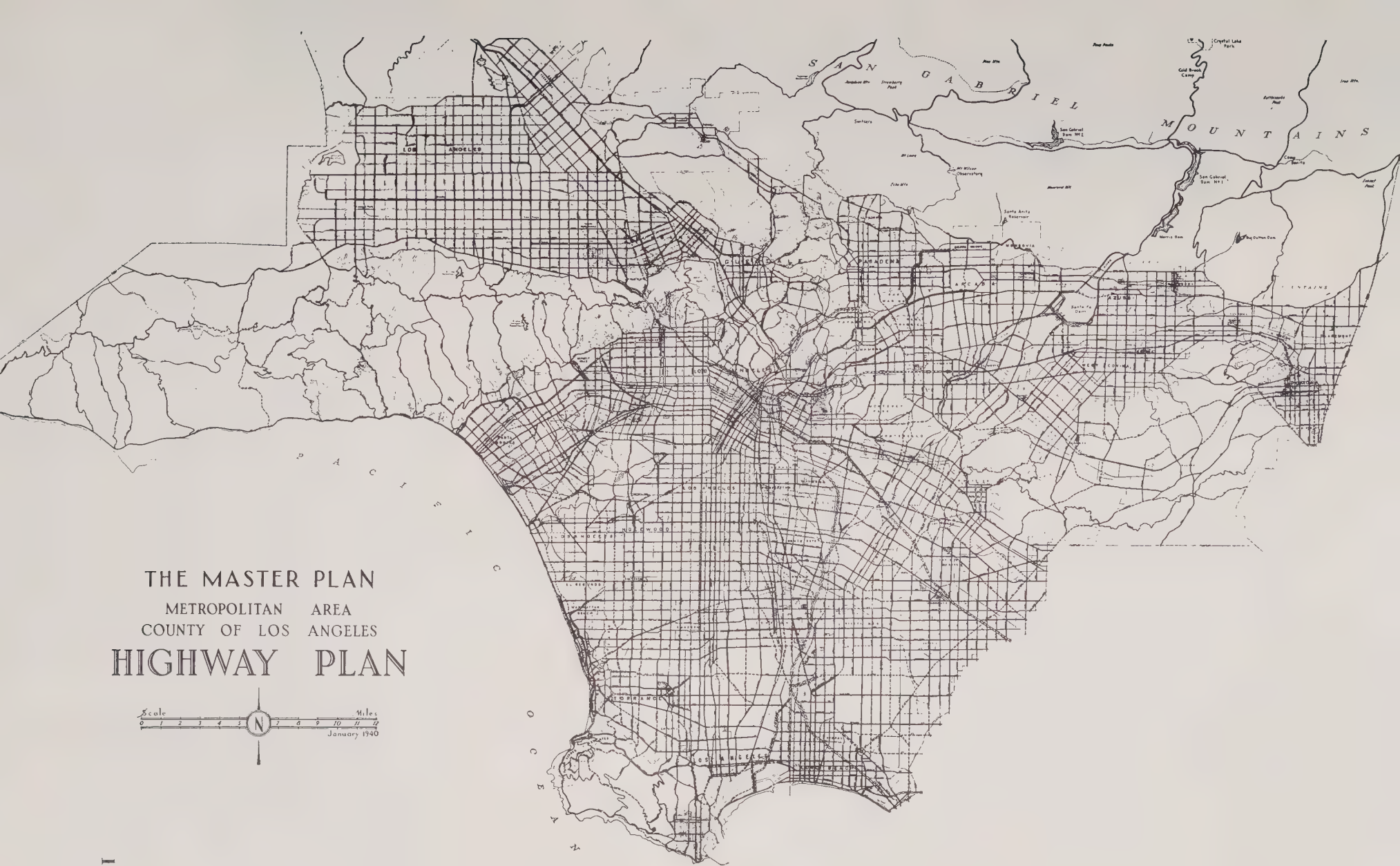
MASTER PLAN OF HIGHWAYS

One of the first responsibilities of The Regional Planning Commission was the control of subdivision development, because 1923 was a "boom" year in land speculation and had this development not been controlled much damage would have resulted.

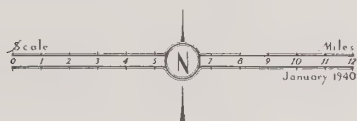
The commission realized that adequate subdivision regulation was impossible without a plan for future highway development. Accordingly, a regional plan for highways was developed, literally over night, thus making it possible for the commission to require proper highway dedications and also to maintain good street alignment. In spite of the great haste with which this plan was drawn up, it was done so well that it became the basis for the present Master Plan of Highways, which was adopted by the Board of Supervisors in 1940. The Master Plan of Highways was developed through the combined efforts of several county departments and the officials of all of the cities of the county. County departments and cities have adhered to this plan with the result that highways shown on it have been developed as the need became apparent and funds available.

Notwithstanding its importance to the county this plan is not inflexible and has been changed occasionally, as new developments have indicated the need.





THE MASTER PLAN
METROPOLITAN AREA
COUNTY OF LOS ANGELES
HIGHWAY PLAN



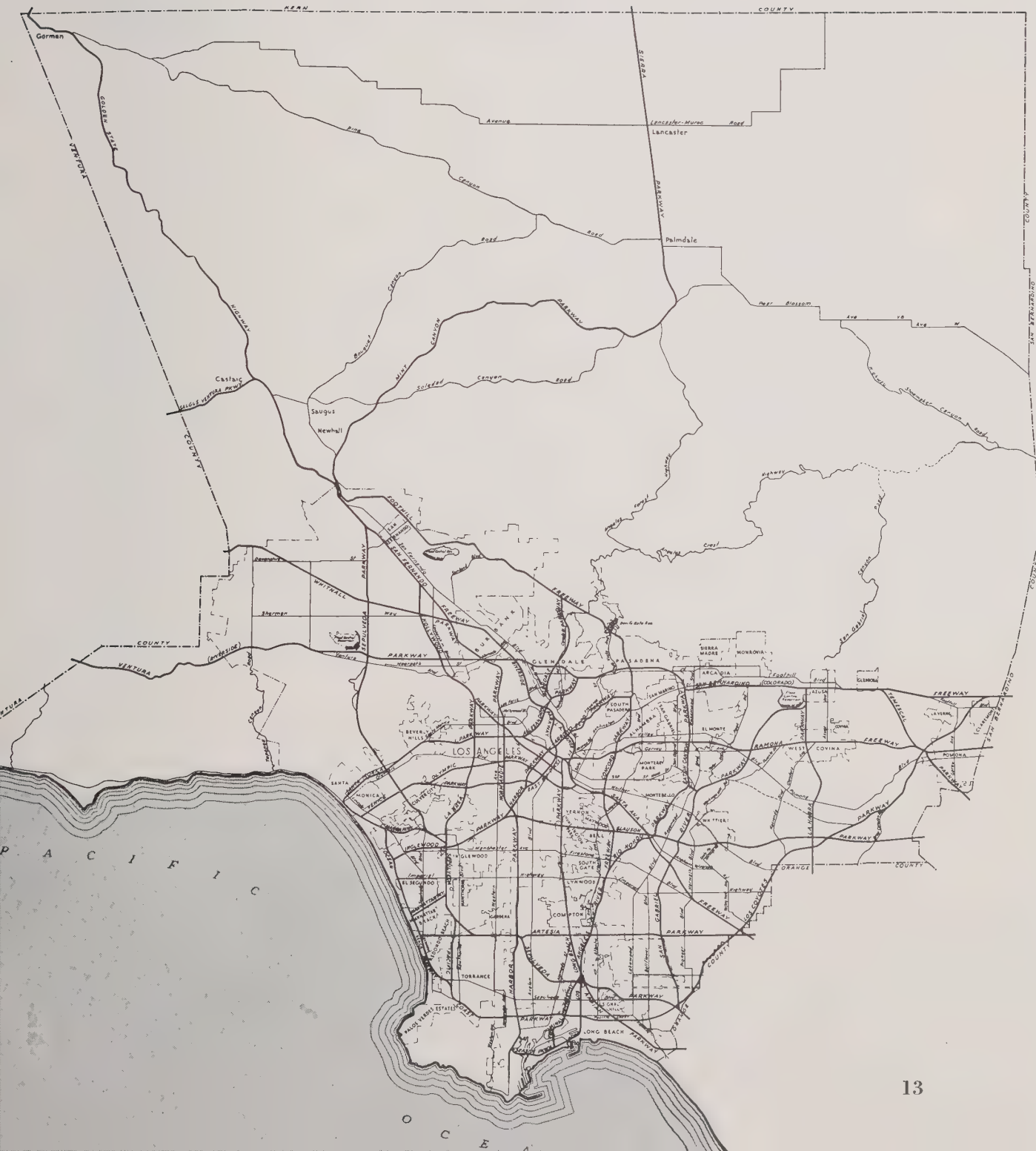
MASTER PLAN OF FREEWAYS

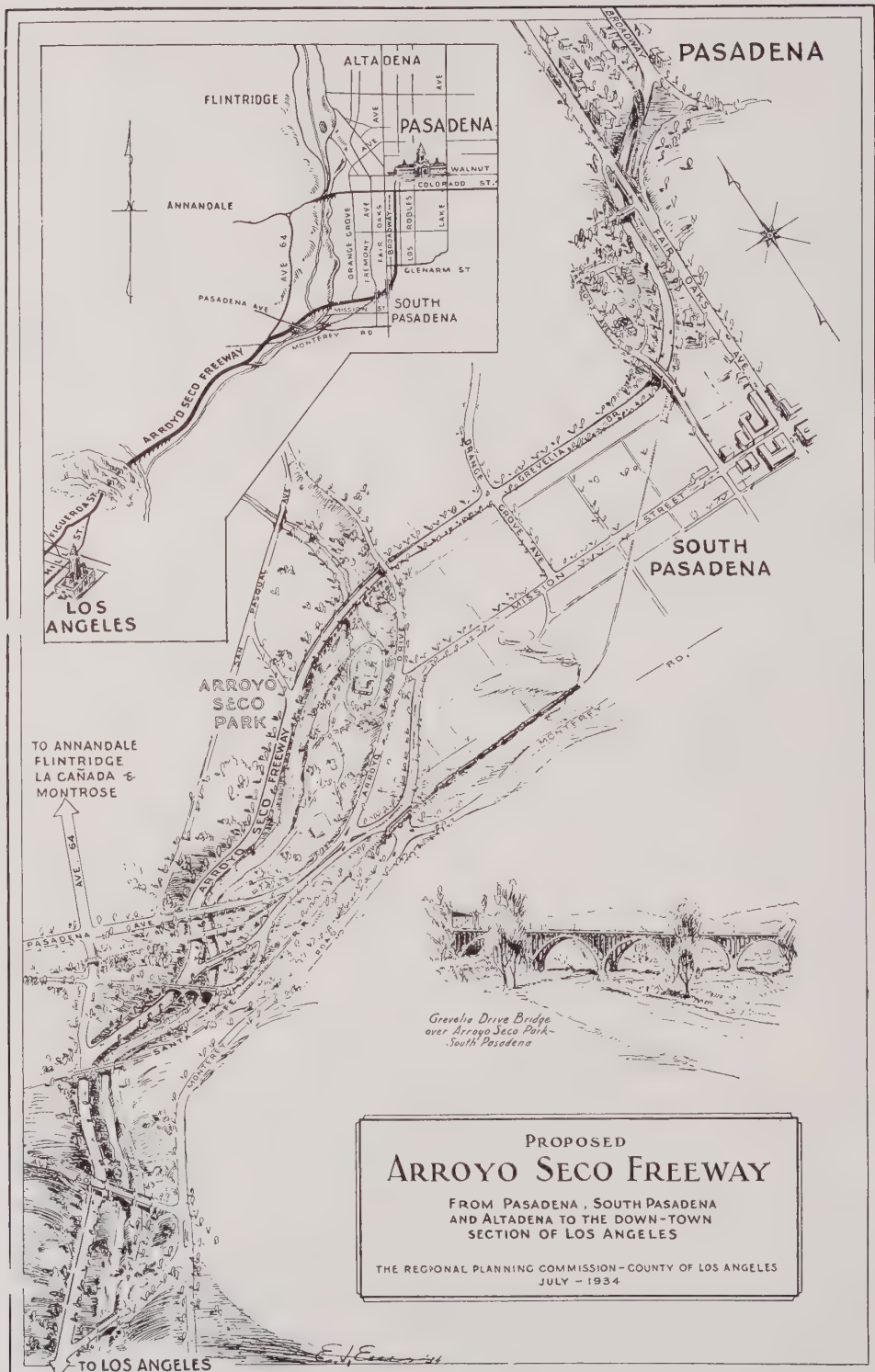
More than five times as many motor vehicles of all types use the thoroughfares of Los Angeles County now than did in 1923. Rapid increase in traffic congestion caused The Regional Planning Commission to realize that some means would have to be devised for its relief or the area would face stagnation. The method finally decided upon was to devise a network of express highways with complete grade separation and limited vehicle access so that through traffic would be separated from and freed from the interference of local traffic. The Master Plan of Freeways which was adopted in 1947 resulted from the collaboration of many agencies in the county and the freeways shown on the plan are being built as rapidly as funds are available. The Arroyo Seco Parkway and the Cahuenga Pass Section of the Hollywood Freeway are examples of the type of thoroughfares advocated in the plan. At the present time construction has been completed on portions of the Terminal Island, Ramona, Hollywood, and Santa Ana Freeways.

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Hollywood Freeway north of Cahuenga Pass. Photo courtesy of the California State Division of Highways.







ARROYO SECO PARKWAY

In 1944 construction was completed on that portion of the Arroyo Seco Freeway between Los Angeles and Pasadena. The Regional Planning Commission in 1934 made the above sketch showing the proposed route and type of development for this project.



Upper Left: Aerial view of Santa Ana Freeway.



Upper Right: Aerial view of construction on the four-level interchange south of Sunset and west of the Civic Center.



Street grade separation with interchange roadways.

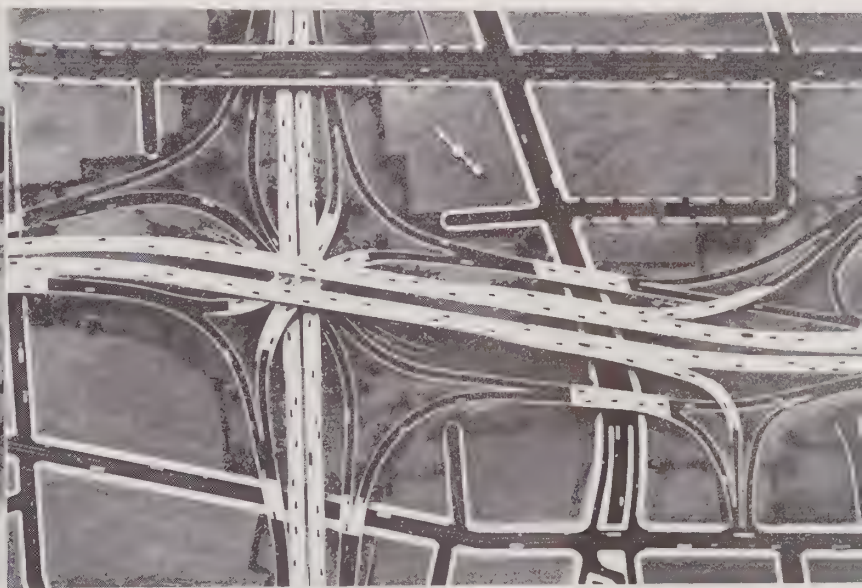
Upper Center: Terminal Island Freeway looking westerly toward Union Pacific Viaduct.

Lower Left: Santa Ana Freeway looking north showing Fourth

Lower Right: Model of four-level interchange now under construction south of Sunset and west of the Civic Center.



Lower Left: A view of the Arroyo Seco Freeway looking northwest showing the Arroyo Seco on the right and the Southwest Museum



in the upper left background.

the north side of the pass.

Lower Right: Cahuenga Pass Section of the Hollywood Freeway looking toward Hollywood from

All photos on this page courtesy of the State Division of Highways.



MASTER PLAN OF AIRPORTS

Aviation activities, given impetus by World War I, have expanded enormously during the past 25 years in Los Angeles County. In 1925 there were less than 200 planes in the area, yet the region became a great aviation center because of the number and importance of major transport lines operating out of the area and because of many large aircraft manufacturing industries having been established here. Currently, there are 3,741 registered aircraft owned in the county of which 2,786 are home based. Six scheduled airlines operating out of Los Angeles County carried 1,415,846 passengers in 1947. These lines maintain approximately 190 scheduled plane arrivals and departures daily. As early as 1929 The Regional Planning Commission conducted a study and prepared a report concerning airport sites and designs. The Master Plan of Airports was adopted by the Board of Supervisors in 1940 and the revised plan shown on the facing page was adopted in 1946. Studies are currently under way relative to additional airports, heliports and seaplane bases to bring this master plan up to date.

16

The type of development sketched below indicates one way of making flying more convenient for the private pilot.



COMMUNITY AIRP

Revised MASTER PLAN OF AIRPORTS

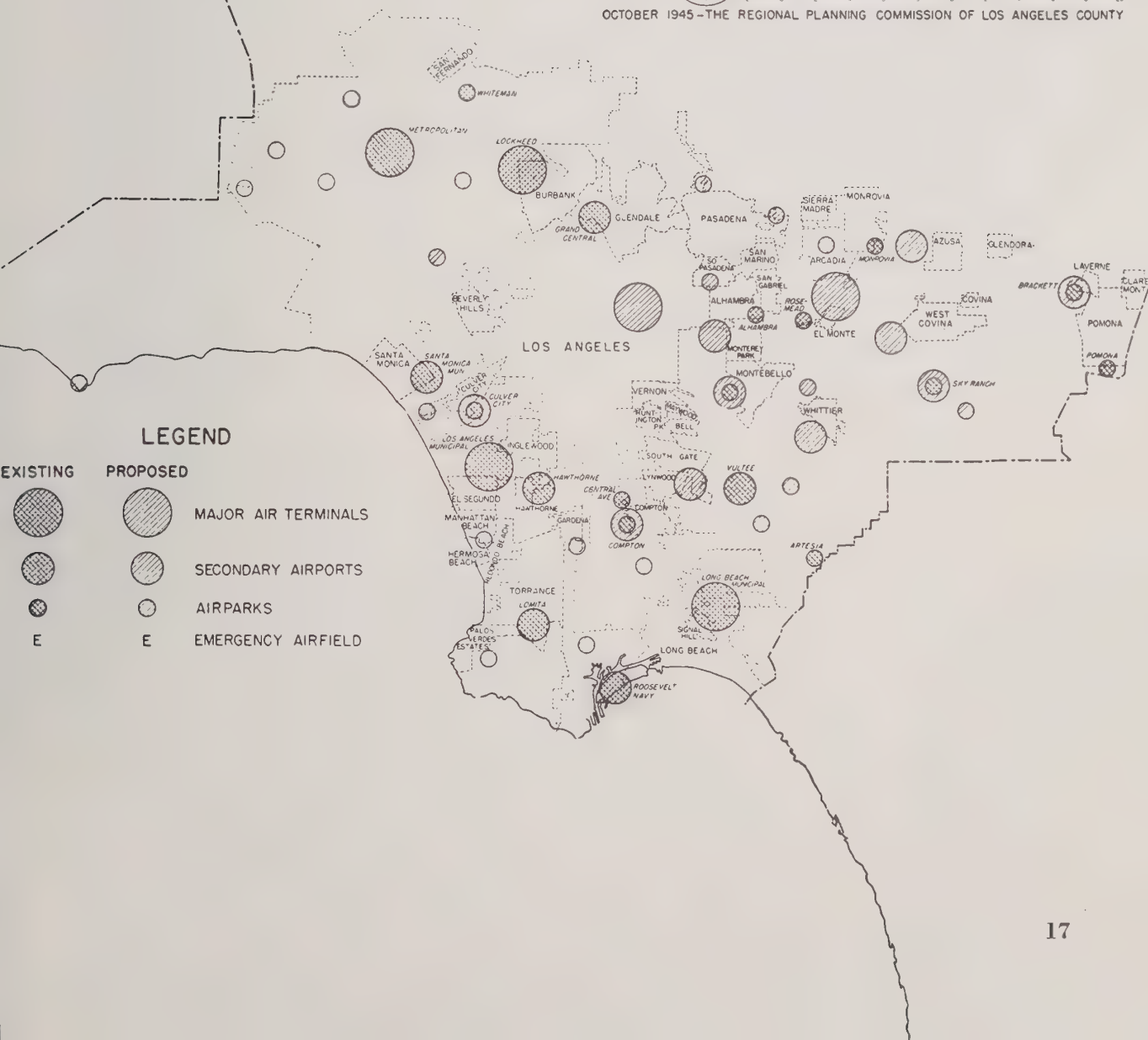
COUNTY OF LOS ANGELES REGIONAL PLANNING DISTRICT



SCALE IN MILES

OCTOBER 1945 - THE REGIONAL PLANNING COMMISSION OF LOS ANGELES COUNTY

| EXISTING | PROPOSED | |
|----------|----------|---------------------|
| | | MAJOR AIR TERMINALS |
| | | SECONDARY AIRPORTS |
| | | AIRPARKS |
| | | EMERGENCY AIRFIELD |

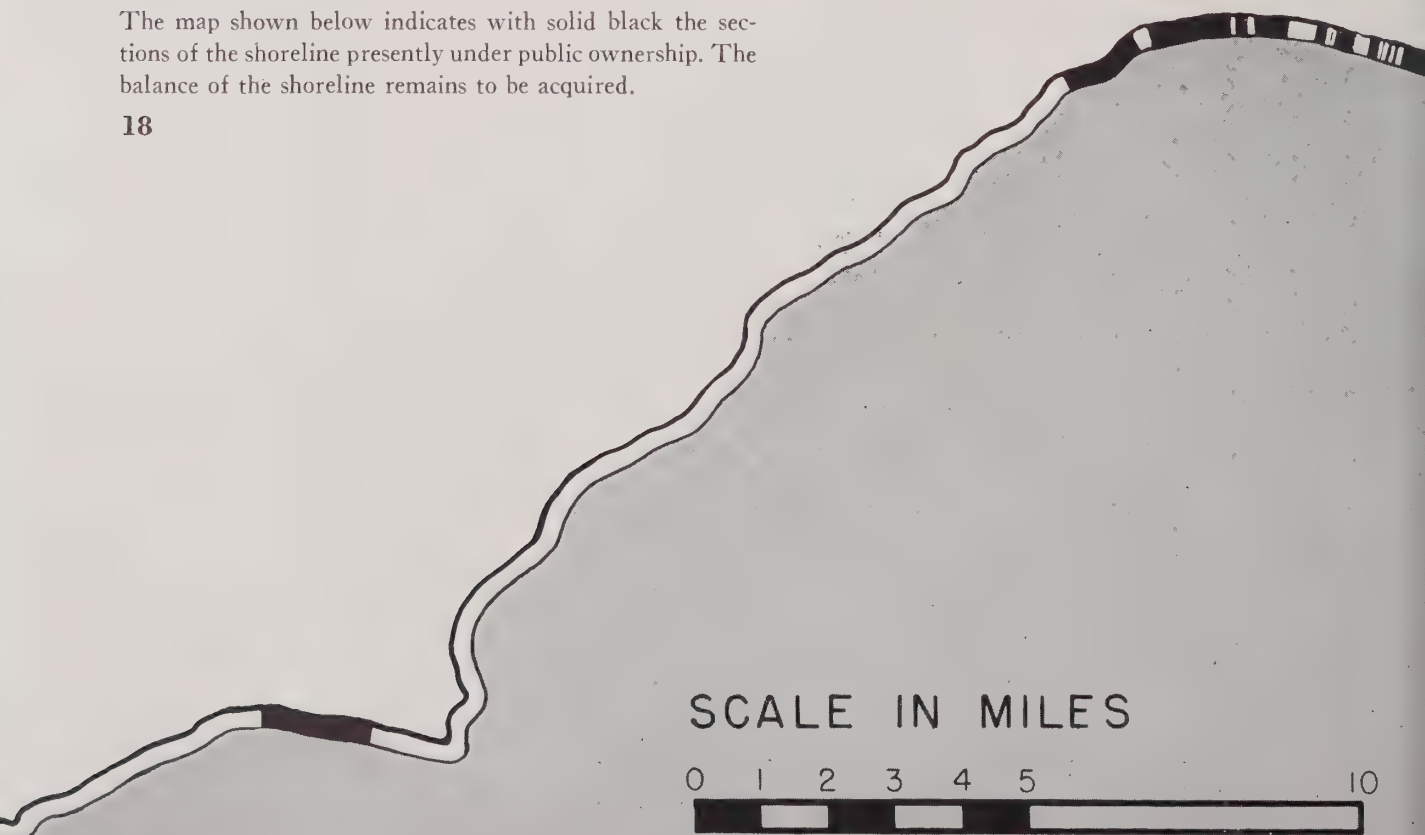


MASTER PLAN OF SHORELINE DEVELOPMENT

In 1944 The Regional Planning Commission, upon request of the Board of Supervisors, revised its shoreline development plan of 1940. Among the reasons for the amendment of the plan at that time was the progress that several cities had made toward developing more detailed plans for the improvement of their respective shoreline properties. All of these plans were reviewed by the commission and assembled into one coordinated plan of development for the entire county. A priority schedule was established for the acquisition and improvement of the total shoreline frontage of 65 miles exclusive of harbor frontage. Under a matching program the county turns specific beach area over in fee to the State of California. The State in turn purchases additional beach area of equal value which will be developed and operated by either the county or the cities directly concerned.

The map shown below indicates with solid black the sections of the shoreline presently under public ownership. The balance of the shoreline remains to be acquired.

18





Upper Left: Looking south along the beach toward the City of Santa Monica.

Upper Center: View of Will Rogers Beach looking northwesterly toward the lighthouse.

Upper Right: View of Will Rogers



Beach looking northwest from the lighthouse.

Above photos courtesy of Robert W. Riggs, Los Angeles County Department of Parks and Recreation.

Lower Left: Cabrillo Beach from outside the breakwater.



Lower Center: Volley ball game on State Beach.

Photos courtesy of Los Angeles County Dept. Parks and Recreation.

Lower Right: Sail boating on Alamitos Bay. Photo courtesy of Los Angeles County Chamber of Commerce.



MASTER PLAN OF PARKS

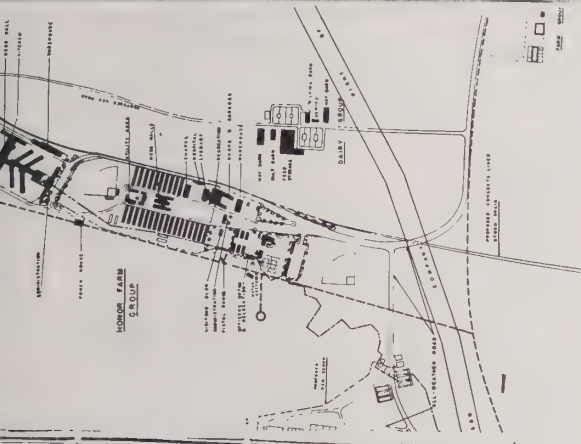
For several years The Regional Planning Commission has conducted studies for a Master Plan of Parks for the unincorporated area of Los Angeles County. During the year this plan was completed. It established standards for a master plan of recreation specifying 1½ acres of land per 1,000 population with a maximum service radius of 1 mile, and a minimum size of 15 acres for each park. Sixty-one parks are immediately needed in the developed and developing areas. As the population increases, an additional 51 parks will be needed to serve the balance of the unincorporated area. A priority system has been established for the development of those projects for which the need now exists. This plan is also concerned with protecting areas of unusual natural beauty for public use.





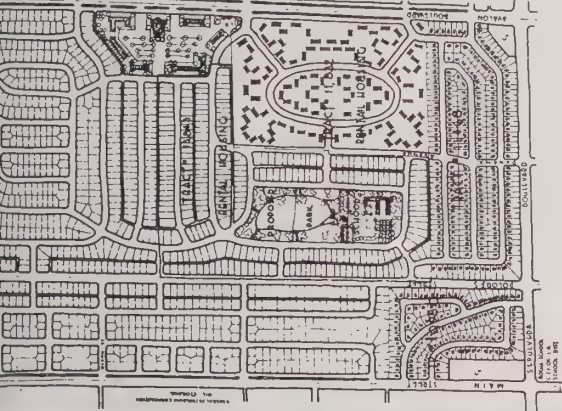
INDUSTRIAL BUFFER STRIPS

A recent development of the commission, is a setback of varying widths to protect residential areas and highways from industry. Buffer areas may be utilized for landscaping, employee recreation and off-street parking. Photo courtesy of C. F. Braun and Co.



WAYSIDE RANCHO

The Wayside Rancho located at Castaic on a 27-acre tract is a minimum security facility with a rehabilitation program operated by the Sheriff of Los Angeles County. A master plan for its development was prepared by the staff of The Regional Planning Commission in 1944.



AVALON-SEPULVEDA

This is an area of approximately 1 mile square which began to develop rapidly during World War II. The Regional Planning Commission prepared a community plan for its development including schools, parks, churches, commerce, and residential areas.

OFF-STREET PARKING

To promote freer traffic movement, The Regional Planning Commission has advocated off-street parking. In Zones C-1 and C-4 at least one-half of each parcel must be developed for parking purposes. A P Zone has also been established which can be placed near developed commercial areas to permit expansion of their parking facilities. Photo courtesy of Safeway Stores Incorporated.



CIVIC CENTER

The Regional Planning Commission, in collaboration with other agencies, has been working on a plan for the Administrative Center of Los Angeles County. In addition preliminary work is under way for a Master Plan of Branch Civic Centers, a prototype for which has been constructed in the community of Lennox and is shown in the photograph at the lower left.



ANNUAL REPORT 1947-1948

BUDGET

The budget appropriation for The Regional Planning Commission for 1947-48 showed an increase of \$59,846 over the amount for the previous year. This is an increase of approximately 23% and is accounted for by salary adjustments and other increased costs.

| | <i>Budget 1947-48</i> | <i>Expended 1947-48</i> |
|-------------------------------------|---------------------------|-----------------------------|
| Salaries and Wages Net | \$294,198 | \$261,561.72 |
| Maintenance and Operation | 20,846 | 16,315.78 |
| Capital Outlay | 6,100 | 5,398.92 |
| TOTAL | \$321,144 | \$283,276.42 |
| | <i>Est. Revenue</i> | <i>Actual Revenue</i> |
| Permit Fees | \$ 5,650.00 | \$ 5,747.50 |
| Sale of Three Typewriters | | 97.50 |
| TOTAL | \$ 5,650.00 | \$ 5,845.00 |

RESEARCH

Prepared four issues of the bulletin "Population and Dwelling Units." The estimated population of the County increased 241,170 during the year. Prepared data on positions in other public agencies comparable to The Regional Planning Commission for use in securing salary adjustments for personnel. Prepared a study on Lot Vacancy Ratio trends since 1925.

Airports

The Regional Planning Commission worked with the Director of the Department of Aviation and the Chief Administrative Officer on plans for the development of the Los Angeles County Palmdale Airport and other County-owned airports.

ADVANCE PLANNING

Branch Civic Centers

During the year the commission has conducted coordination studies and worked out precise plans in relation to Branch Civic Centers in compliance with the policy of decentralizing governmental functions. This policy permits the assembling of presently scattered services into one area for public convenience and operating efficiency.

Coordination Studies:

San Fernando Newhall
Lennox Lancaster

Precise Plans:

Compton Bellflower
Pasadena Culver City
East Los Angeles

Zoning

Because of the great workload in zoning most of the personnel of the Advance Planning Division has been engaged in this work. The following new districts, having a total area of more than 85 square miles, were zoned during the year.

| <i>District</i> | <i>Square Miles</i> | <i>District</i> | <i>Square Miles</i> |
|----------------------------|---------------------|--------------------------|---------------------|
| San Dimas | 7 | Puente | 65 |
| Kagel Canyon | 1¼ | Willowbrook-Enterprise | 5¼ |
| El Porto Beach | ½ | Del Aire | 2½ |
| Smith Precinct | ¼ | View Park | 1½ |
| Avalon-Sepulveda | 2 | Norwalk (Re-Study) . . . | 13½ |

PLAN ADMINISTRATION

Zoning

Number of zoning cases processed during the year, 1947-48:

| | <i>Approved</i> | <i>Denied</i> | <i>Processed</i> | <i>Withdrawn</i> | <i>Preceding July 1, 1948</i> |
|------------------------------|-----------------|---------------|------------------|------------------|-----------------------------------|
| Exceptions | 84 | 59 | 143 | 4 | 20 |
| Changes of Zone | 25 | 14 | 39 | 0 | 36 |
| Public Use Permits | 44 | 5 | 49 | 2 | 1 |
| Special Permits | 44 | 14 | 58 | 4 | 5 |
| Rock Quarries | 4 | 0 | 4 | 0 | 0 |
| Cemeteries | 1 | 1 | 2 | 0 | 0 |
| Explosives | 1 | 1 | 2 | 0 | 0 |
| Revocations | 1 | 0 | 1 | 0 | 0 |
| TOTALS | 204 | 94 | 298 | 10 | 62 |

| | |
|---|--------|
| Second Hand and Auto Repair Shop Licenses Handled | 1,385 |
| Number of Zoning Inquiries Handled at Counter | 17,001 |
| Number of Zoning Inquiries Handled by Telephone | 19,170 |

Zoning Investigations

| 1947 | 1948 |
|---------------------|--------------------|
| July | January |
| August | February |
| September | March |
| October | April |
| November | May |
| December | June |
| | Total |

Subdivisions

Forty-six per cent more subdivision maps were submitted during 1947-48 than during the previous fiscal year.

| | |
|------------------------------------|----------|
| Subdivisions Submitted | 405 |
| “ Approved | 376 |
| “ Disapproved | 1 |
| “ Withdrawn | 5 |
| “ Pending Consideration | 23 |
| Total Acreage Submitted | 13,008.4 |
| Number of Lots Submitted | 31,169 |

Acquisitions

The Regional Planning Commission submitted recommendations to the Board of Supervisors on the following land acquisitions for the fiscal year 1947-48:

| | |
|--|-----|
| Public Land Acquisitions including Parks and Beaches | 159 |
| Street and Alley Vacations | 48 |
| School Site Acquisitions | 50 |

Highways

| | |
|---|----|
| Revisions and Amendments to Master Plan of Highways | 22 |
| Detailed Highway Alignments | 28 |

224.31
DEPARTMENT OF
CITY & REGIONAL PLANNING
UNIVERSITY OF CALIFORNIA
BERKELEY 4, CALIFORNIA

THE REGIONAL PLANNING COMMISSION FISCAL YEAR 1948-1949



COUNTY OF LOS ANGELES

ANNUAL
REPORT

Annual report.

6273 V
10/83

Los Angeles, California
September 26, 1949

Honorable Board of Supervisors
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1949.

A copy of this report is also being filed with the State as required by Section 65 of the Conservation and Planning Act.

Respectfully submitted,



Roy N. Clayton, Chairman

ANNUAL REPORT

OF

THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES

AND THE

LOS ANGELES COUNTY REGIONAL PLANNING DISTRICT
FOR THE FISCAL YEAR 1948 - 49

THE BOARD OF SUPERVISORS

501 Hall of Records, Los Angeles 12, California

| | |
|---------------------------------|-----------------|
| William A. Smith, Chairman..... | First District |
| Leonard J. Roach..... | Second District |
| John Anson Ford..... | Third District |
| Raymond V. Darby..... | Fourth District |
| Roger W. Jessup..... | Fifth District |

THE REGIONAL PLANNING COMMISSION

108 West Second Street, Los Angeles 12, California

COMMISSIONERS

| | |
|------------------------------------|-----------------------------------|
| Roy N. Clayton, Chairman..... | 120 W. Harvard St., Glendale 4 |
| Bert T. Harvey, Vice-Chairman..... | 297 Lincoln St., Pomona |
| Mrs. L. S. Baca | 1509 W. 95th St., Los Angeles 44 |
| Francis J. Heusel..... | 730 E. 3rd St., Long Beach 12 |
| Earl C. Planett..... | 907 Brookshire Road, Downey |
| B. F. Shrimpton..... | 1036 Carol Dr., West Hollywood 46 |

ADVISORY

| | |
|--|--|
| C. E. Arnold, County Surveyor | County Engineering Bldg., Los Angeles 12 |
| O. F. Cooley, County Road Commissioner..... | County Engineering Bldg., Los Angeles 12 |
| J. R. Wimmer, Director, Department of Parks and Recreation | |
| | 5201 S. Santa Fe Avenue, Los Angeles 11 |
| W. E. Simpson, District Attorney..... | Hall of Justice, Los Angeles 12 |

THE ADMINISTRATIVE STAFF

| | |
|----------------------|--------------------------------------|
| Arthur H. Adams..... | Director of Planning |
| (vacant) | Assistant Director of Planning |
| Earl J. Esse..... | Head of Plan Administration Division |
| J. L. Richerson..... | Head of Advance Planning Division |
| John P. Commons..... | Head of Planning Research Division |
| Rani de Marno..... | Senior Administrative Assistant |
| Irma Ruther | Commission Secretary |

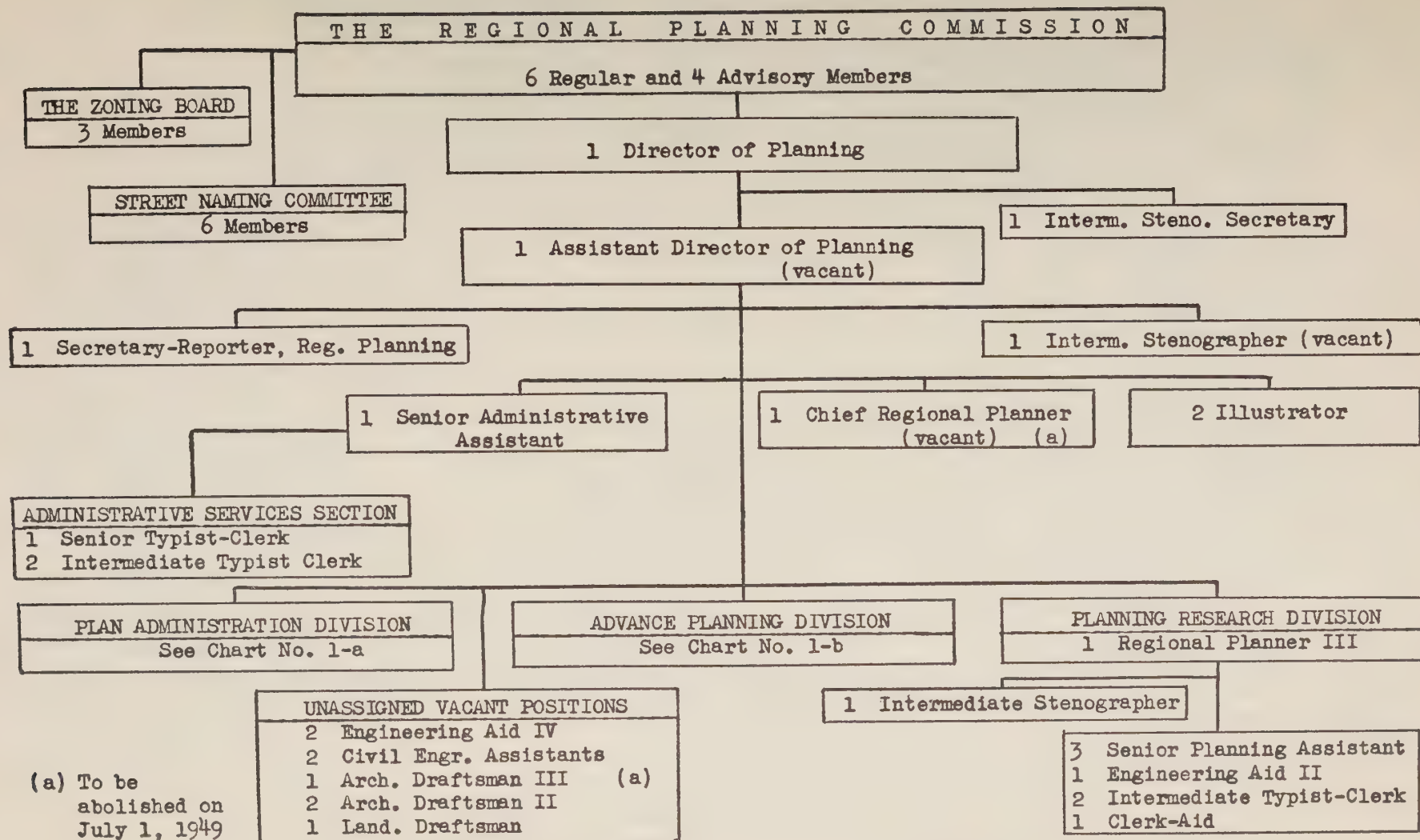
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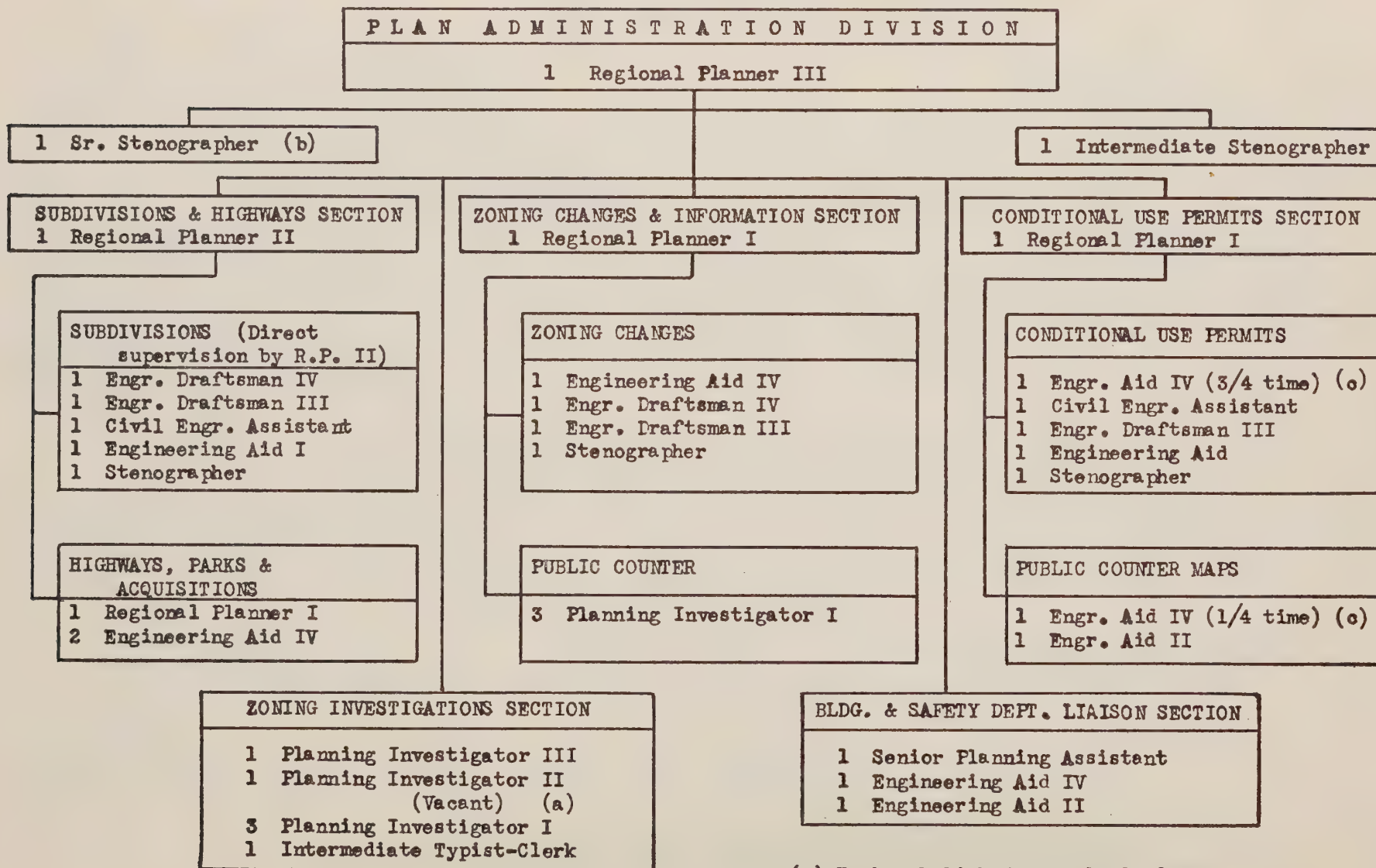
THE REGIONAL PLANNING COMMISSION --- PERSONNEL ORGANIZATION CHART, June 30, 1949



| | | |
|----------------------------------|----|----|
| Total number of filled positions | -- | 74 |
| " " of vacant " | -- | 12 |
| Total number of positions | -- | 84 |

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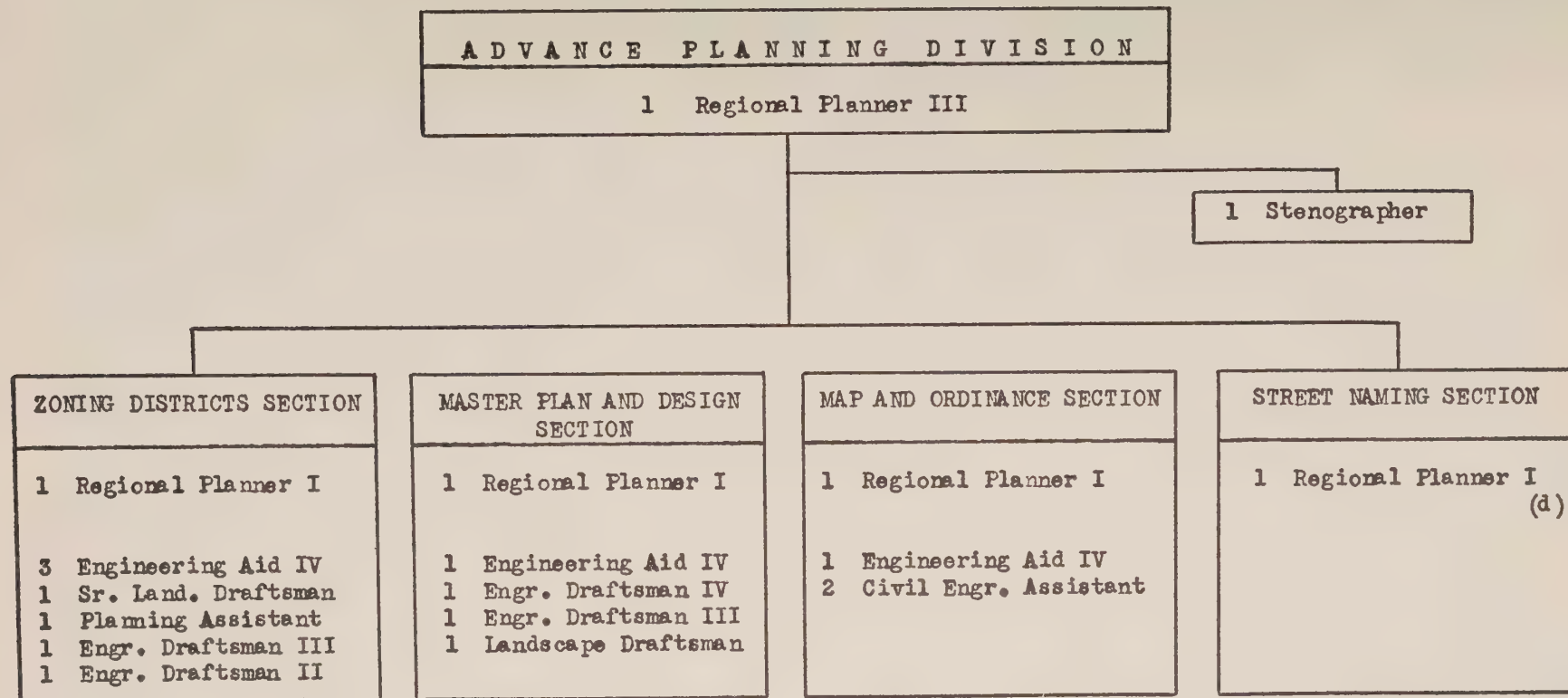
THE REGIONAL PLANNING COMMISSION --- PERSONNEL ORGANIZATION CHART, June 30, 1949



(a) To be abolished on July 1, 1949

(b) Reporter for Zoning Board

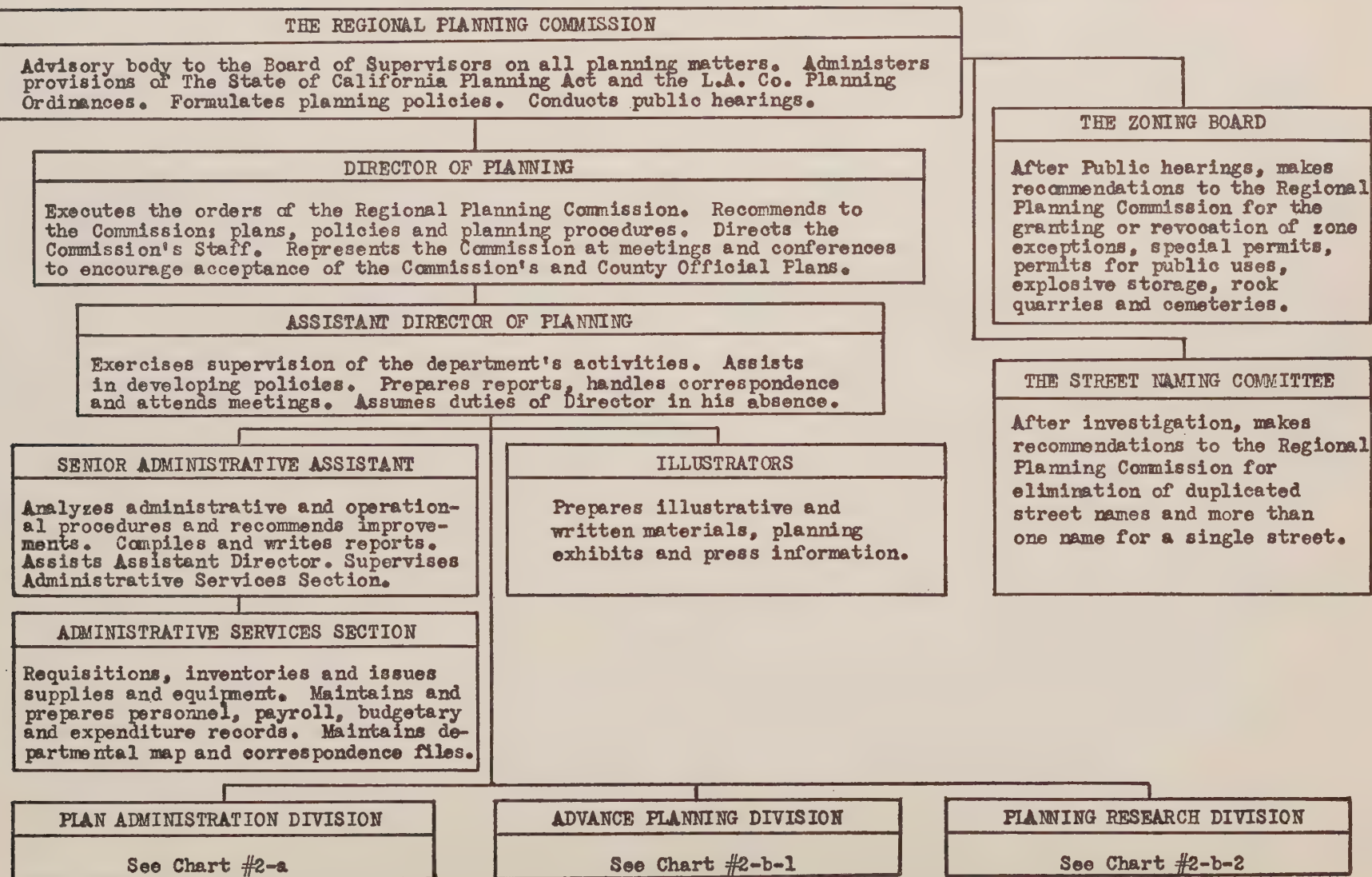
(c) Same person



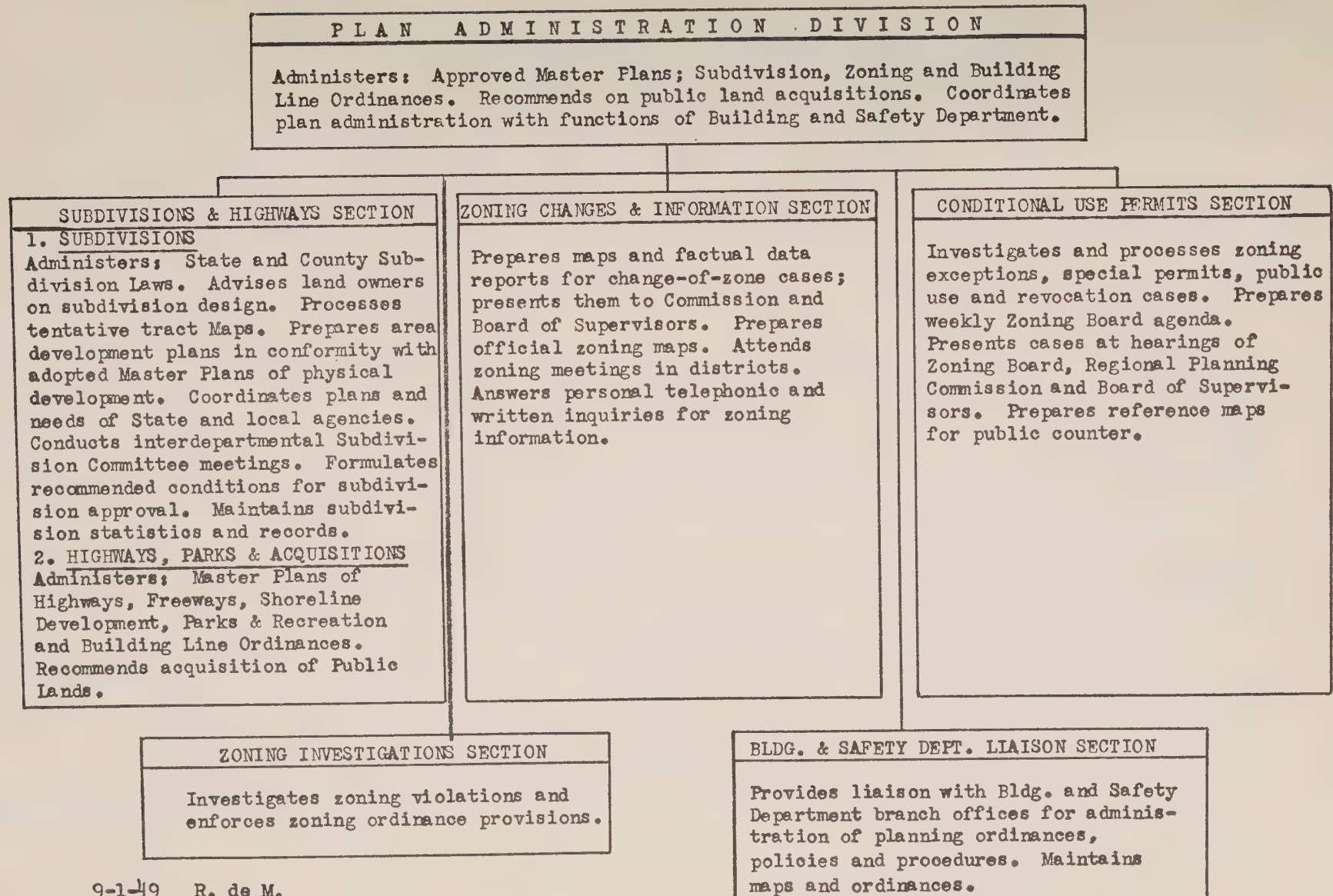
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(d) Special assignment under Director's general supervision

THE REGIONAL PLANNING COMMISSION ---- FUNCTIONAL ORGANIZATION CHART, June 30, 1949

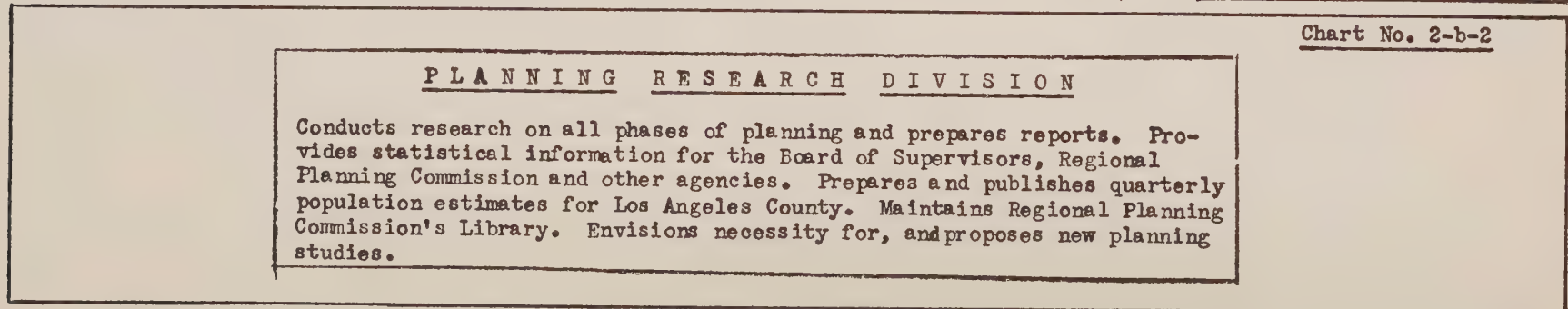
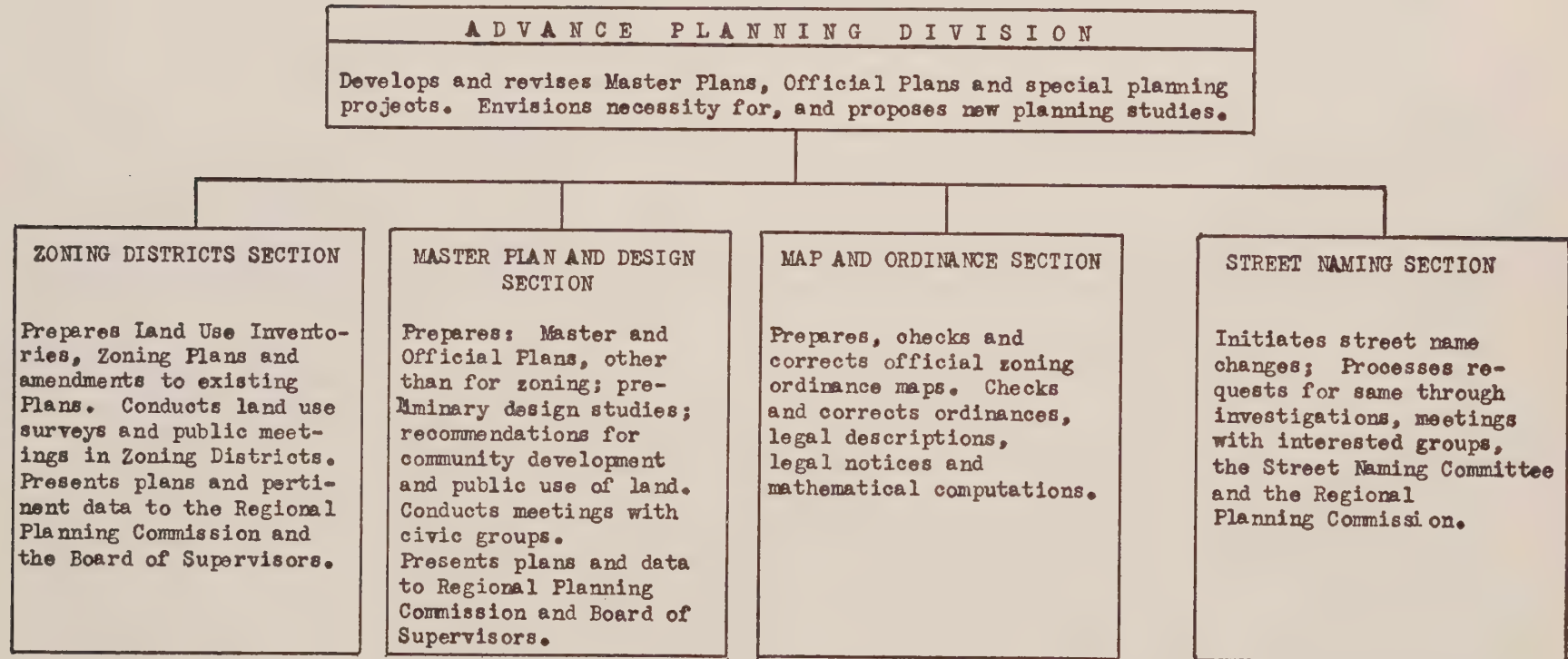


THE REGIONAL PLANNING COMMISSION ---- FUNCTIONAL ORGANIZATION CHART, June 30, 1949



9-1-49 R. de M.

THE REGIONAL PLANNING COMMISSION ---- FUNCTIONAL ORGANIZATION CHART, June 30, 1949



I

F O R E W O R D

This report endeavors to give a descriptive analysis of the activities of the Regional Planning Commission for the past fiscal year. It contains organization charts, a general description of the functions of the divisions and the work accomplished during the year, as well as a statement of the work program scheduled for the coming year.

A P P R E C I A T I O N

The Commission wishes to express its appreciation to:

The Members of Your Honorable Board for understanding consideration and cooperation on all matters presented during the year;

Deputy County Counsel E. H. Gaylord, legal advisor to the Commission and Member of the Zoning Board, for his capable counsel, assistance and guidance in the many legal questions which arose during the year;

Those Department Heads and Their Representatives who throughout the year have given liberally of their time to serve on the Subdivision Committee and the Interdepartmental Engineering Committee.

II

GENERAL ASPECTS OF THE YEAR

A. A "Planning" Summary

During the past year the Commission and its staff has earnestly and diligently sought to keep abreast of the numerous problems arising daily in the process of plan design and control for a rapidly growing community. It has been significant and gratifying, however, that the Commission's program of educating and persuading the public regarding the necessity for, and the advantages of, good community planning has resulted in a more general acceptance of zoning protection and a deeper public appreciation of the advantages afforded property owners through the official adoption and administration of Master Plans.

Recent years' population increase trend for the entire county, and specifically for the unincorporated area, was sustained throughout the year (see table below) and was reflected in a substantial increase in the workload of the Commission and its staff both in the administration of Master Plans already adopted and in the development of future Master Plans, community design plans, and special planning projects.

ESTIMATED POPULATION INCREASE FOR 1948-49 in LOS ANGELES COUNTY

| | Entire County | Unincorporated Area |
|---------------------------|---------------|---------------------|
| July, 1949 | 4,190,756 | 813,407 |
| July, 1948 | 4,039,526 | 762,286 |
| One year's increase | 151,230 | 51,121 |
| Percentage increase | 3.74% | 6.71% |

B. Fiscal Information

The Regional Planning Commission was allowed a 23% greater budget for 1948-49 than for the preceding fiscal year in order to provide for increased commodity prices, salary increases, additional positions allowed but not budgeted during 1947-48, and a proposed extended beach survey. Expenditures for the past year showed only a 16½% increase over the previous year, but were \$64,687 below the budgeted amount. The unexpended balance comprises two major items: (1) Salary and Wages allocations for positions which it proved impossible to fill, and (2) a Maintenance and Operation allocation for the special beach study that was not made. Specific budget and expenditure figures were:

II. GENERAL ASPECTS OF THE YEAR. B. Fiscal Information, Cont'd.

| Fiscal Year 1948-49 | | |
|---------------------------------|----------------|--------------------|
| | Appropriations | Expenditures |
| | | Unexpended Balance |
| Salaries & Wages (Net) | \$354,490 | \$311,990 |
| Maintenance and Operation | 40,025 | 17,838 |
| Capital Outlay | — | — |
| Totals | \$394,515 | \$329,828 |
| | | \$ 64,687 |

The Commission's Revenue showed a decrease for the second consecutive year, as follows:

| Revenue | 1946-47 | 1947-48 | 1948-49 |
|---------------------|----------|----------|----------|
| Zoning Fees | \$ 6,650 | \$ 5,747 | \$ 4,505 |
| Miscellaneous | — | 98 | 4 |
| Totals | \$ 6,650 | \$ 5,845 | \$ 4,509 |

Plus amount of Zoning Fees Collected but still remaining in Trust Fund on June

30, 1949 945

Total amount of Zoning Fees collected:\$ 5,454

The decrease in revenue derived from Zoning Fees is due to several factors:

1. Before an application for a zone change or a Conditional Use Permit is accepted and a fee collected, the problems involved are thoroughly discussed with the applicant. If the case is such that his request has little, if any chance of being granted, that fact is carefully but frankly explained to him, and in almost three times as many cases as are filed, the applicant voluntarily cancels his request. The rather considerable amount of staff time invested in **preliminary analysis of applications and conferences** with applicants thus **has drastically reduced both the number of filings and the corresponding amounts of filing fees.**
2. Of the **Conditional Use Permit applications** actually filed in 1948-49, approximately **9% were withdrawn** previous to hearings, as were also an even greater percentage of the zone change filings. Fees collected for such cases are returned to the petitioners, proportionate to the amount of work done on the cases previous to withdrawal.
3. **Zoning fees are not required for "public use cases,"** of which an unusually large number was handled during the past year.

II. GENERAL ASPECTS OF THE YEAR, Cont'd.

C. Personnel

One of the major problems during the past year has been great difficulty in recruitment of skilled personnel. Approximately 14% of the allotted number of positions remained vacant throughout the year, and even though 38 vacant and new positions were filled during the year, twelve positions remained unfilled on June 30, 1949, one of these being the Assistant Director position which had been vacant for the entire twelve-months' period. There is, however, encouraging prospects for filling most of these vacancies within the next three or four months.

D. Space Problems

Since moving to our new quarters in the County Engineering Building, departmental operation has been handicapped by several perplexing problems:

1. Planned alterations have not been made.
2. Present lighting fixtures provide inadequate light for the type of work in which the majority of our employees are engaged; this situation is especially serious in the "inside" offices.
3. The floor space allocated to the department has proved inadequate for proper housing of the personnel, and at present the areas occupied by some sections are badly overcrowded.

The succeeding portions of this report explain in more detail the work completed and problems encountered.

III

REGIONAL PLANNING COMMISSION MATTERS

A. The Regional Planning Commission

During the Commission's 52 regular weekly meeting days, 142 public hearings took place. At five of these meetings the Commission sat as the Regional Planning Commission for the Los Angeles County Regional Planning District to consider matters relating to the Master Plan.

Three extra meetings were held to handle unfinished matters from heavy agenda.

Six public hearings and four extra meetings were required for consideration of amendments to the Zoning Ordinance, and on June 9, 1949 the revised ordinance was forwarded to the Board of Supervisors.

On its seven field trips, the Commission made 42 separate inspections in areas where new zoning districts or zoning changes were proposed, or on property regarding which the Commission desired additional information.

In addition, numerous conferences were held with subdividers, builders, representatives of civic and governmental agencies, and other interested persons.

The Commission considered a total of 1,784 agenda matters, which is 100 more than last year's number. The major changes were:

| | | |
|------------|------------------------------------|-------|
| Increases: | Land Acquisitions and Parks | 26 |
| | Subdivisions | 20 |
| | Zoning Changes, etc. | 47 |
| | Zoning Board recommendations | 68 |
| Decreases: | Miscellaneous matters | (—41) |
| | Master Plans | (—16) |

The following table shows the number of agenda items and types of subjects considered.

THE REGIONAL PLANNING COMMISSION

AGENDA MATTERS HEARD DURING 1948-49

| | Number of Agenda Items | Total Number of Agenda Items |
|--|---------------------------|---------------------------------|
| Consideration by subjects: | | |
| Building lines: | | 5 |
| Civic Centers: | | 6 |
| Freeways and highways: | | 7 |
| Land acquisitions and vacations: | | |
| Parks | 17 | |
| Rights of way | 99 | |
| Schools | 35 | |
| Miscellaneous | 17 | |
| Vacations | 26 | 194 |
| Master Plans:* | | |
| Highways | 17 | |
| Parks & Recreation | 3 | |
| Shoreline Development | 2 | 22 |
| Miscellaneous: | | |
| RPC policies, Board of Supervisors' orders, reports, communi- cations, personnel, etc. | | 312 |
| Street Naming: | | 3 |
| Subdivisions: | | |
| Tracts | 457 | |
| Miscellaneous | 15 | 472 |
| Zoning: | | |
| Changes of zone | 176 | |
| Districts | 103 | |
| Opinions & policies | 11 | |
| Supplementary Land Uses | 38 | |
| Misc. Zoning | 25 | 353 |
| Zoning Board recommendations: | | |
| Cemeteries | 2 | |
| Exceptions | 219 | |
| Explosives | 1 | |
| Public Uses | 70 | |
| Revocations of permits | 11 | |
| Rock Quarries | 5 | |
| Special Permits | 94 | |
| Miscellaneous | 8 | 410 |
| Total number of transactions: | | 1,784 |

Note: A specific case might appear several times as an agenda item.

*Heard also by the Commission sitting as the Regional Planning Commission for the Los Angeles County Regional Planning District.

III. REGIONAL PLANNING COMMISSION MATTERS, Cont'd.

B. The Zoning Board

As an advisory body to the Regional Planning Commission, the three-man Zoning Board has in its third year of operation rendered a valuable service to the Commission by relieving the ten Commission Members of:

1. At least one regular meeting day a week, and the
2. Five extra sessions required to reduce:
 - a. a backlog of 69 special zoning cases on July 1, 1948 to only 17 cases on January 1, 1949, and
 - b. the average processing time per special zoning case from approximately four months to four weeks.

The following table presents the volume of zoning cases on which the Board took action during the year. This case load is also representative of the volume of work handled by the Conditional Use Permits Section.

ZONING BOARD CASES PROCESSED — FISCAL YEAR 1948-49

| | Pending July 1, 1948 | Filed | Approved | Denied | Processed | Withdrawn | Pending June 30, 1949 | Bd. of Superv. Reversals |
|-------------------------|----------------------------|-------|----------|--------|-----------|-----------|-----------------------------|--------------------------------|
| Zone Exception | 44 | 159 | 101 | 63 | 164 | 16 | 23 | 17 |
| Public Use Permit | 5 | 69 | 59 | 1 | 60 | 1 | 13 | 0 |
| Special Permit | 18 | 76 | 65 | 15 | 80 | 9 | 5 | 3 |
| Rock Quarry | 0 | 4 | 2 | 1 | 3 | 1 | 0 | 0 |
| Explosive | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 |
| Cemetery | 0 | 1 | 1 | 0 | 1 | 0 | 0 | 0 |
| Revocation | 2 | 14 | 6 | 1 | 7 | 0 | 9 | 0 |
| | 69 | 324 | 235 | 81 | 316 | 27 | 50 | 20 |

The total number of cases processed is 57 greater than the 1947-48 figure. The main increases were: 21 Exceptions, 11 Public Use Permits, 22 Special Permits and 6 Revocations. The three other categories showed small decreases.

During the last three months of the year the number of pending cases doubled, resulting in a backlog of 50 cases on June 30, 1949. This was due mainly to the unprecedented and unseasonal increase in filings of public use cases (by County departments), zone exceptions, and special permit cases. During the first ten months of the year filings averaged 25 per month, but during the last two months they jumped to 40 per month. The Board and its technical staff are geared to process at the present time an average of about 26 cases per month. The Zoning Board will continue to hold extra sessions, as required, to keep the number of pending cases to a minimum.

III. REGIONAL PLANNING COMMISSION MATTERS, Cont'd.

C. New Committee Created

Complying with the Board of Supervisors' instructions to proceed with the processing of street name changes in accordance with Section 67 of the State Conservation and Planning Act, the Regional Planning Commission on April 13, 1949 appointed a **Street Naming Committee** composed of:

Arthur H. Adams, Director of Planning (Chairman)
O. B. Curtis, representing U. S. Post Office
J. F. Armstrong, representing Los Angeles County Surveyor's Office
Ray Mondon, representing Los Angeles County Road Department
R. B. Halstead, representing Los Angeles City Engineer
George M. Kerry, Regional Planner I* (Secretary)

*Functions in dual capacity: (1) As the Committee's Secretary; and (2) As head of the Street Naming Section, investigates and processes street naming changes.

The Committee acts in an advisory capacity to the Regional Planning Commission in making recommendations for the elimination of duplicated street names and the unification of several names for a single street.

It has established the following policies:

- a. In general, east-west streets shall be known as "streets" and north-south streets shall be known as "avenues", except in the case of major or secondary highways, which may be called "boulevards" or such other designation as may indicate a special design.
- b. Wherever practicable, historic names will be used.
- c. The County will be studied by districts, the boundaries of which will, as nearly as practicable, follow those of Zoning Districts previously established. Adjacent areas within any city will also be considered, and cooperation of that city will be invited.
 - (1) First consideration will be given to highways designated as major or secondary on the various city plans and the Regional Plan of Highways of Los Angeles County.
 - (2) Highways are to be considered for their entire lengths as nearly simultaneously as possible.
 - (3) On the basic framework of highways of the County, any street adjacent to and having the same relative alignment as a highway throughout its length is, if possible, to be given only one name.

To date the Committee has met twice and considered such matters as (1) Establishing "Temple City Boulevard" as the name for the approach to Temple City; (2) Abolishing street name duplications in "Lugo" Precinct; and (3) Simplifying the street naming system in Artesia.

IV

ADMINISTRATIVE DIVISION

A. H. Adams, Director

Over-all direction and supervision of the staff has been at a great disadvantage during the past year, because the position of Assistant Director was unfilled for the entire year, and the Senior Administrative Assistant position was filled on a temporary basis only. In order to relieve the Director of an overwhelming burden of administrative details certain budgetary and personnel duties, which normally would be handled by these positions, were assigned to the Head of the Planning Research Division. It is anticipated that the permanent filling of these two important administrative positions will enable the department to attain a higher degree of organizational coordination and procedural efficiency.

A. Administrative Services Section

The department's fiscal and personnel control services were provided by this section, which also handled the procurement and distribution of equipment and supplies, maintained the central correspondence files and over 5,000 maps and charts, and processed Filing Fees for Zoning Changes and Permits.

B. Illustrators

Under the direction of the Director of Planning, two Illustrators handled the following assignments:

1. Prepared display maps and materials for the department's use.
2. Supplied information to the Press regarding actions taken by the Regional Planning Commission and the Zoning Board.
3. Prepared text and illustrations for the Regional Planning Commission's Silver Anniversary Report, an informative pamphlet "Zoning and You", and several articles for press releases, radio talks, and educational purposes.

PLAN ADMINISTRATION DIVISION

Earl J. Esse, Division Head

A. Activities in General

In order to be effective, the provisions of the various Master Plans must be applied in the day to day development and constantly changing pattern of any area.

In Los Angeles County's unincorporated area, conformance with our eight Master Plans is insured through the work performed by this division's six sections which concern themselves with the administration of the Master Plans for Land Use, Highways, Freeways, Airports, Parks, and Shoreline Development, along with corresponding ordinance provisions.

The workload of this division kept at a high level throughout the year, and involved certain new problems which increased the amount of detail handled in some sections. In the Subdividers' tentative planning of new subdivision tracts, for example, hurried development for rapid profits, meaning the greatest possible number of the smallest possible lots, with little regard for sound regulation of space and use, is becoming more prevalent. This practice involves additional staff work. Recent additions of new zoning districts, with more to come, is also bringing an increase in the number of zoning changes, conditional land use permits, and violations to be processed.

A more detailed description of the activities of the Plan Administration's six sections follows:

B. Sectional Accomplishments

I. Subdivision Section

a. General Procedures

This section's workload stems from tentative subdivision tract maps submitted to the Regional Planning Commission for examination and approval. The staff analyzes and evaluates the proposed subdivision design from the standpoint of its influence on established adjacent property and its effect on future developments.

Recommended subdivision maps and pertinent information are submitted to the **Subdivision Committee*** at a meeting where the subdivider, or his representative is present to discuss the proposals and reach an agreement. The Committee's recommendations are subsequently forwarded to the Regional Planning Commission.

Complete processing of subdivision maps must, according to State law, be accomplished within 30 days from the date the subdivider's map is submitted to the Commission.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

Consequently a high degree of coordination and efficiency must be maintained in the Subdivision Section if every tentative tract is to receive the thought and attention it warrants. It is a point of pride within the Section that no tentative tract submitted during his fiscal year failed to meet the thirty-day deadline.

*The Subdivision Committee consists of representatives from the following County departments: Regional Planning Commission (Head of the Subdivision Section), Surveyor's and Engineer's Office, the Flood Control District, Road Department, Health Department, and Department of Parks and Recreation.

The Committee meets weekly to review and formulate recommendations to the Regional Planning Commission on tentative subdivision tracts. Generally the subdivider and his engineer are present and are thoroughly informed of, and usually in agreement with the Committee's recommendations.

b. Subdivision Activity

Sixty-six fewer subdivisions were submitted for approval during 1948-49 than during the previous fiscal year; but although there was a corresponding decrease of 2,960 acres in the areas processed, the number of lots involved increased by 1,152. This phenomenon is occasioned by the fact that much of the subdivision work handled since the autumn of 1948 has been revisions in which the subdivider reduced his larger lots to the bare minimum of 5,000 square feet in order to increase his lot yield per acre so as to meet the new lower economic levels of prospective buyers. In fact, one of the primary problems this past year has been to achieve the greatest possible number of lots per acre without sacrificing the necessary and desirable feature of good planning in street layout, block size, etc. The Chart on page 18 shows the annual number of proposed subdivision tracts processed during the past decade, including the the corresponding number of acres and lots; it also illustrates the present trend toward smaller lots. The processing of tentative Subdivision Tracts constitutes approximately 90% of the Subdivision's workload.

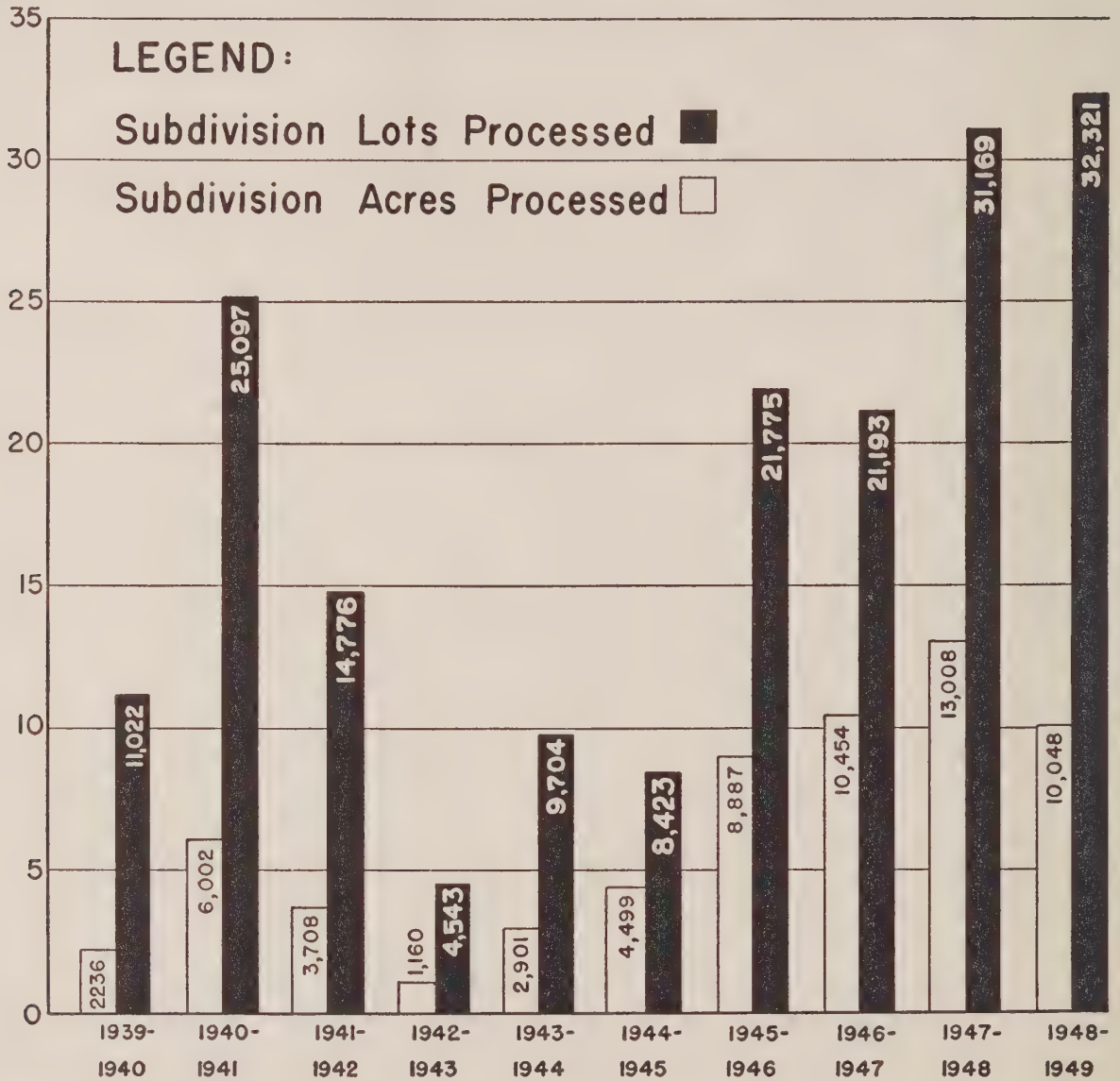
During the past twelve months the heaviest concentration of subdivision activity has taken place in the southeast section of the County around Rivera, Norwalk, Southwest Whittier, and Downey. There was a strong decline in the Duarte and the La Canada-La Crescenta areas, both of which were highly active during 1947-48. The San Gabriel Valley district continued to provide a small though steady number of tracts.

Several factors contributed to the intense development of the Rivera and Norwalk areas:

- (1) These locations will be the first rural areas to have direct access to the heart of Los Angeles over an uninterrupted freeway when the Santa Ana Freeway is completed early in 1951.
- (2) Last winter's "freeze", as well as citrus fruit pests and diseases, caused a sharp decline in the value of local citrus groves.

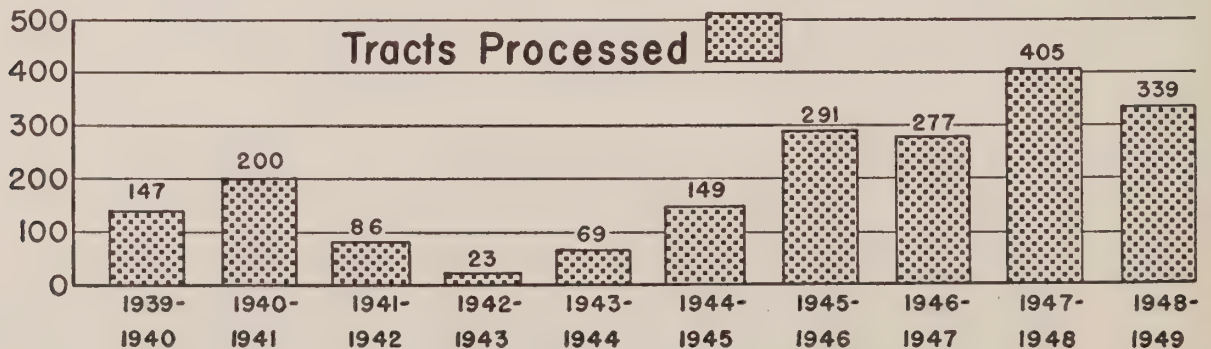
NUMBERS
IN
THOUSANDS

C. Subdivision Activity Trends



NUMBERS
IN UNITS

LEGEND: Number of Tentative Subdivision



V. PLAN ADMINISTRATION DIV., B Sectional Accomplishments, Cont'd.

d. Public Cooperation Gained

Much public cooperation has been gained during the year through a widespread **public education campaign**: Staff members have concentrated on a program of explanation and discussion with property owners, subdividers, surveyors and engineers in an effort to present the advantages of good community design. Emphasis has been placed on such tangible and current benefits as the monetary advantages to be gained by the land developer through:

- (1) Greater demand for homes in well planned areas, and
- (2) Higher sales prices obtainable in areas where excellent planning features are readily apparent to prospective buyers.

Among the accomplishments achieved through these educational contacts, the following may be listed:

- (1) Dedication of many miles of **Service Roads** or outer highways along major or secondary highways.

Such dedications are now generally accepted by experienced land developers, and are highly desirable both from the standpoint of through traffic and the fact that they make major and secondary highway frontage more useable for residential purposes.

- (2) Acceptance of responsibility by subdividers for establishment of **permanent screening** by masonry walls, fences, or planting strips **for back-up lots** along major or secondary highways.

It should be noted, however, that it is the policy of the Regional Planning Commission to discourage the use of back-up lots along major and secondary highways, except where such a pattern has already been established.

- (3) A more **general acceptance of cul de sacs** with irregular shapes at the closed end.

Subdividers find that these locations have strong sales appeal to persons who prefer quiet, closely knit neighborhoods, and that dead-end streets require less pavement width and may be narrower than streets that are open at both ends.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

e. Workload Data

The following workload figures are a partial measure of the section's activities for the fiscal year period:

| (1) Subdivisions Processed | 1948-49 | 1947-48 | Increase- Decrease |
|--------------------------------------|-------------|-------------|---------------------------|
| Subdivisions Submitted | 339 | 405 | (—66) |
| Subdivisions Approved | 313 | 376 | (—63) |
| Subdivisions Disapproved | 2 | 1 | 1 |
| Subdivisions Withdrawn | 0 | 5 | (—5) |
| Subdivisions Pending Action | 24 | 23 | 1 |
| Total Acreage Submitted | 10,048 | 13,008 | (—2,960) |
| Number of Lots Submitted | 32,321 | 31,169 | 1,152 |
| (2) Miscellaneous | 1948-49 | 1947-48 | Increase- Decrease |
| Studies Prepared | 190 | 185 | 5 |
| Final Maps Approved | 261 | 274 | (—13) |
| Tracts Recorded | 229 | 195 | (—34) |
| Tentative Tracts from Cities | 8 | 8 | — |
| Tentative Tracts from Counties | 1 | 1 | — |
| Subdivision Committee Meetings | 53 | 53 | — |
| Conferences | 80 | 67 | 13 |
| Interviews | 3,089 | 1,690 | 1,399 |
| Telephone Calls | 4,257 | 4,681 | (—424) |
| Field Investigations | 239 | 144 | 95 |

2. Highway and Parks Section

a. Workload Detail

The volume of work connected with the administration of the Master Plans of Highways, Freeways, Parks, Shoreline Development, and Airports, has remained at approximately the same level for the past two years, with the exception that this year an unusually large number of park sites (a total of 17) were studied and recommended for county acquisition. All of the proposed parks were on sites established in the recently adopted Master Plan of Parks.

Before reports on any of these matters are presented to the Commission, they are considered and approved by the **Interdepartmental Engineering Committee**, which comprises the County Surveyor, the Road Commissioner, and the Director of Planning.

During the past twelve months pressure of more urgent assignments has prevented the staff from devoting any time to the preparation of building set-back line ordinances. However, this work is scheduled for early attention during the coming year.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

Approximately 65% of the staff's time was this year devoted to the processing of proposed **public acquisitions** because much field work and careful checking for conformity with Master Plans and Community Designs is required before a recommendation either for or against these proposed acquisitions can be formulated; for example, proposed school sites must be investigated as to drainage, possible flood hazards, depths of ground water where sewers are not available, and proper street pattern for adequate traffic circulation.

The proposals for acquisition of public lands originate either in:

- (1) The Board of Supervisors (Chief Administrative Officer), for Parks, Civil Centers, Institutions, etc.
- (2) The County Road Department, for Roads (also vacation of Roads) and Road Yards.
- (3) Individual School Districts, for School Sites.

During the year, the following number of such proposed public acquisitions were investigated, checked on, and reports were presented to the Commission:

| Type of Proposed Acquisition | Total | Commission Action | |
|---|-------|-------------------|-------------|
| | | Approved | Disapproved |
| Highways | 123 | 122 | 1 |
| Flood Control | 6 | 6 | |
| Riding and Hiking Trails | 11 | 11 | |
| Park Sites | 17 | 17 | |
| Road Department Yards | 2 | 2 | |
| Fire Station Sites | 2 | 2 | |
| School Sites | 44 | 42 | 2 |
| Libraries (Lancaster & Willowbrook) | 2 | 2 | |
| Airports (Palmdale) | 1 | 1 | |
| Institutions (Warm Springs Rancho Camp) | 1 | 1 | |
| Totals..... | 209 | 206 | 3 |

33 Street and Alley Vacations: (Commission approved 19 and disapproved 14)

19 Amendments to the Master Plan of Highways

1 Amendment to the Master Plan of Shore Line Development

33 Alignment Studies were drawn for the realignment of portions of Major and Secondary Highways.

339 Tentative Tract Maps were studied with reference to the Master Plans and reports submitted to the Subdivision Section.

Shoreline Development

Within a two-weeks period an emergency report and plans for the development and protection of publicly owned beaches in the El Segundo-Torrance Section and the West Beach Section of the Master Plan of Shoreline Development for the County of Los Angeles were prepared and submitted to the Corps of Engineers, United States Army.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

3. Zoning Changes and Information Section, and Conditional Use Permits Section

a. Separation of Functions:

Both of these sections are engaged in zoning administration and were operating as one section until about a year ago when the large heterogeneous workload made functional separation advisable as a means of increasing production and providing better operating procedures. The nature of the two sections' work now differs in that the **Zoning Changes and Information Section** processes and presents recommendations to the Regional Planning Commission regarding changes of land use classifications (so called zone changes) in specific areas, and handles at a public counter over 75 personal zoning inquiries and approximately 90 telephone inquiries each day; while the **Conditional Use Permits Section** processes and presents recommendations to the Zoning Board on requests for: (1) zoning exceptions (zoning hardship cases concerned with single pieces of property and specific uses), (2) public land use, (3) matters which under the provisions of the Zoning Ordinance require special permit regardless of zone; and (4) matters under the explosives, cemeteries and rock quarries ordinances.

b. Backlogs Reduced:

During the past year this separation of functions, which has permitted greater technical specialization and the institution of more effective working procedures, has helped to reduce serious backlogs in both sections:

In the **Zoning Changes Section** only 21 applications for zoning changes were pending on June 30, 1949 as compared to 43 applications on July 1, 1948. Eleven more cases were processed in 1948-49 than during the previous fiscal year, and the processing time per case has now been reduced from over 6 months to approximately 3 months.

Reduction of backlog in the **Conditional Use Permits Section** is discussed under the caption of "Zoning Board," see page 13. In this section, moreover, a more effective and thorough method of handling a greatly diversified case load has resulted from the following procedural improvements:

- (1) Discontinuance of records which were not absolutely necessary.
- (2) Elimination from advertising of unnecessary legal descriptions.
- (3) Simplification of clerical routines.
- (4) Substitutions, whenever possible, of form letters for personal letters.
- (5) Streamlining of workflow and the establishments of certain control measures.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

c. Next Year's Anticipated Workload:

The 1948-49 filings of requests for zoning changes and petitions for zoning exceptions, special permits, etc., notably exceeded the previous year's filings. It is expected that the additional 60 square miles of zoned area completed during the year, continued population increases, and building activities will cause an even greater increase in these filings during the coming year, with a resulting heavier workload for both sections.

d. Workload Data

(1) Zoning Changes and Information Section

During the 12-month period the following number of requests for zoning changes were received and processed:

Zoning Changes Requested and Processed—Fiscal Year 1948-49:

| | |
|--|----|
| Applications Pending: July 1, 1948 | 43 |
| Application Filed during year | 40 |
| Total Number of Applications | 83 |
| Applications withdrawn during year because of inclusion in zoning district studies, etc. | 12 |
| Applications to be processed | 71 |
| Applications processed & approved by Commission | 38 |
| Applications processed & denied by Commission | 12 |
| Total number of Applications processed | 50 |
| Applications pending on June 30, 1949 | 21 |

Of the 50 cases processed, the origin of the cases and the zone changes involved were:

| Origin of Case and Zone Change Requested | Number of Cases |
|--|-----------------|
| Initiated by the Regional Planning Commission..... | 26 |
| Zone boundary adjustments for new subdivisions.. | 5 |
| Requests of the Board of Supervisors | 21 |
| Individual Petitions | 24 |
| From residential to commercial | 9 |
| From single family to multiple residence | 8 |
| From residential to factory | 2 |
| From residential to parking | 2 |
| To a less restrictive zone | 1 |
| To a more restrictive zone | 2 |
| Total | 50 |

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

The requested zone changes involved 33 of the 84 zoning districts in the County. The maximum number of changes in any one district was five.

Besides the zoning cases processed during the year an estimated 260 verbal requests for zone changes were withdrawn after discussions with the applicants.

This section's heavy workload during the year is also demonstrated by the following figures:

| Activity | 1948-49 | 1947-48 | Increase |
|---|---------|---------|----------|
| Business Licenses for specified use approved as to zoning.... | 1,500 | 1,385 | 115 |
| Zoning Inquiries handled at Counter | 18,926 | 17,001 | 1,925 |
| Zoning Inquiries handled by telephone | 23,233 | 19,170 | 4,063 |
| Zoning Inquiries answered by letter | 726 | 701 | 25 |
| Final maps of zone changes prepared | 42 | 38 | 4 |

(2) Conditional Use Permits Section

The number of special zoning cases processed during the year has previously been discussed under the caption of "Zoning Board" (see page 13).

The Section Head, whose duty it is to be present at all Zoning Board meetings, and meetings of the Regional Planning Commission and the Board of Supervisors when special zoning cases are considered, attended 141 such hearings during the year.

4. Building and Safety Dept. Liaison Section

a. Its Purpose

For the purpose of promoting more effective administration of County Plans and Zoning Ordinances as they pertain to Building and Safety Department activities, this section was established during the early part of 1946 by centralizing in one field unit responsibility for the zoning enforcement work in Building and Safety Department branch offices which work heretofore had been divided among several of the Commission's office sections.

b. Workload

Although, during the past two years, the section's work has increased proportionately with expanded building operations, the creation of new zoning and sewer maintenance districts, establishment of a uniform house numbering system in county territory,

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

etc., the section's staff has been instrumental in expediting the issuance of building permits, in greatly facilitating enforcement of the various zoning ordinances applying to new construction, and in providing "on-the-spot" zoning and set-back-line information to the public in widely scattered areas.

A measure of this section's volume of work during the past twelve months is presented in the following table:

| | |
|--|------|
| 1. Building and Safety Department branch office visits | 967 |
| 2. Building Permit Applications approved or denied | 469 |
| 3. Sites or Uses inspected | 247 |
| 4. Inquiries regarding zoning and set-back ordinance provisions answered | 2036 |
| 5. Conferences with Building and Safety Department personnel | 1319 |
| 6. Miscellaneous departmental and interdepartmental conferences | 729 |
| 7. Building Department Maps revised and checked | 1190 |
| 8. Building Department Maps renewed | 375 |
| 9. Planning Data folders amended | 632 |

The staff drove a total of 17,237 miles during the year, visiting each of the Building and Safety Department's sixteen branch offices at least once a week, and making occasional stops at the six sub-offices.

5. Zoning Investigations Section

a. How Zoning Violations are Reported

About 80% of the zoning investigations made by this section result from reported zoning violations. These reports may be in the form of either (1) verbal or written complaints of individuals, (2) petitions signed by several residents of a community, or, (3) requests for investigations from the Department of Building and Safety Branch Offices. The other 20% of the zoning investigations comprise: (1) violations discovered while on inspection assignments anywhere in the 3,340 square miles of unincorporated county territory which is regularly covered, (2) special investigations of premises or conditions requested by the Regional Planning Commission, (3) reports on subdivision violations or infractions, (4) outdoor advertising sign violations, and (5) Sheriff's license applications.

V. PLAN ADMINISTRATION DIV., B. Sectional Accomplishments, Cont'd.

b. Results of Investigations

When it is found that a violation exists, an "Order to Comply" is issued. Of the "Orders" issued during the year, 63 had not yet been complied with on June 30, 1949. Of all cases investigated during the year, only five refused to comply; court action ensued in each instance and five convictions were obtained as follows:

Court Cases 1948-49

| Location | Violation and Court Action |
|------------------------|--|
| (1) Florence District: | "Slaughtering chickens in a C-3 Zone". The Court ordered the |
| (2) (2 cases) | establishment closed, and premises were subsequently vacated. |
| (3) Baldwin Park: | "Duplex in an A-1 Zone". (A single family residence had been converted to two-family use). Court ordered removal of the added kitchen facility and the tenants. |
| (4) Duarte: | "Hog Ranch in M-2 Zone". (Should be an M-3 Zone under special permit; but permit could not be granted because of neighborhood protests). Court ordered the hogs removed. |
| (5) Belvedere: | "Junk Yard in R-3 Zone". Court ordered junk removed within 90 days. |

c. Workload

The section's workload is represented by the number of reports of zoning violations received, investigated and abated. A 10% decrease in reported violations for the past fiscal year from the 1947-48 figure would indicate that people are becoming educated to the necessity for zoning regulations and are therefore more willing to comply.

Zoning Violations Reports Received, Investigated and Abated During 1948-49:

Total number of violation reports received2,911

Number of reported violations processed:

| | | |
|--------------------------------------|-------|-------|
| Land Use | 2,447 | |
| Sheriff's License Applications | 118 | |
| Revocation Cases | 8 | |
| Subdivision Cases | 7 | |
| Outdoor Advertising Cases | 85 | 2,665 |

Violations pending investigation on 6-30-49

(All "Outdoor Advertising" Cases) 246

VI

ADVANCE PLANNING DIVISION

J. L. Richerson, Division Head

It is in this division that the technical planning work is performed for the development and revision of Master Plans, Official Plans, and special planning projects. The division's workload originates from official orders of the Board of Supervisors and occasional "special" orders of the Regional Planning Commission.

A. Major Achievements of the Year

I. Zoning

Los Angeles County, comprising a total of 4,083 square miles, is for zoning purposes divided into the following major areas:

| | Sq. Miles |
|--|--------------|
| Incorporated Cities | 742 |
| Unincorporated: | |
| San Clemente and Catalina Island | 130 |
| North County Area | 2,546 |
| Malibu and Calabasas Area | 173 |
| Coastal Plain Area | 492 |
| | 3,211 |
| Total: | <u>4,083</u> |

Of the 492 square miles of zoneable land in the coastal plain, 313 square miles had been zoned at the end of the current fiscal year. An additional portion of unzoned coastal area, covering about 62 square miles, is at present under study for probable zoning. Of the 2,546 sq. miles of North County Area, approximately 30 sq. miles in Palmdale and Lancaster has been zoned to date, and some 165 sq. miles of land in the Agua Dulce, Solemint, Newhall, and Soledad areas are being studied for zoning. Territories in Malibu and Calabasas townships, covering 173 sq. miles, are intended for future zoning studies.

Continued building activities in heretofore sparsely settled areas and changing conditions in existing zoning districts created again this year a large volume of urgent zoning work which necessitated the assignment of the greater portion of the Advance Planning Division's personnel to the preparation of official zoning plans.

The number of square miles zoned and rezoned is slightly below last year's figure, which may be accounted for by the fact that last year one single newly zoned district (Puente) covered 65 square miles:

| | 1947-48 | 1948-49 | Increase/ Decrease |
|--|---------------------|-----------|-----------------------|
| Zoning completed | Square Miles | | |
| Zoning of new districts | 85 | 50 | (—35) |
| Rezoning of existing districts | 14 | 42 | 28 |
| Total Sq. Miles zoned or rezoned: | <u>99</u> | <u>92</u> | <u>(— 7)</u> |

VI. ADVANCE PLANNING DIVISION, A. Major Achievements of the Year, Cont'd.

2. Revision of County Zoning Ordinance

The County Zoning Ordinance, which for the past two years has been under revision, was recently completed and forwarded to the Board of Supervisors for consideration and public hearings.

3. Hog Ranch Zone Study

A special study was conducted to determine the proper location for a zone permitting the operation of hog ranches as a matter of right within the zone. Although the County hog population approximates 100,000, hog production is the only major industry which does not have zoning protection. For the past two years the basic zoning ordinance has provided Zone A2-H which permits agricultural uses, including hog ranches; but the zone has not applied to any specific property mainly because property owners object to the establishment of hog ranches, particularly those feeding garbage, in the vicinity of their property.

An intensive search was carried on for locations where hog ranches might unoffensively serve their dual purpose of raising hogs by disposing of garbage. Several areas are now under consideration and public hearings will be held in the near future for the precise locating of a hog zone.

4. Master Plans

After several years' preliminary work, the Master Plan of Parks was completed and adopted by the Board of Supervisors on November 23, 1948.

This new plan brings to eight the total number of Master Plans that have been adopted by the County Board of Supervisors. Master Plans previously adopted were:

- (1) Master Plan of Land Use—February 27, 1940.
- (2) Master Plan of Highways—February 27, 1940.
- (3) Master Plan of Shoreline Development—December 17, 1940. (Revised September 4, 1945).
- (4) Master Plan of Airports—January 14, 1941 (Revised January 8, 1946).
- (5) Master Plan of Administrative Center—January 30, 1941.
- (6) Master Plan of Public Buildings (Wayside Honor Farm)—July 1, 1947.
- (7) Master Plan of Freeways—September 16, 1947.

The Master Plan of Parks indicates locations of existing parks, and sets up three categories of proposed parks:

- (1) Those needed now in developed areas.
- (2) Those needed now in rapidly developing areas.
- (3) Those which will be needed in the future as areas develop.

VI. ADVANCE PLANNING DIVISION, A. Major Achievement of the Year, Cont'd.

5. Two New Sections Created

- a. In order to ensure legality of proceedings and to define accurately zone and district boundaries so that they may easily and precisely be established on the ground, the **Map and Ordinance Section** was set up in this division on July 1, 1948. The section's main functions are detailed on Functional Organization Chart No. 2b-1.
- b. Subsequent to the appointment of the Street Naming Committee on April 13, 1949, the **Street Naming Section** was established to conduct the technical studies and processes required for the Committee's recommendations to the Regional Planning Commission.

B. Sectional Accomplishments

A detailed description of the work accomplished during the year by the Division's four sections follows:

I. Zoning Districts Section:

Precise Zoning Plans for both new and existing Zoning District were prepared in this section. The Map on page 30 shows zoned districts as of June 30, 1949, and areas at present under study for zoning.

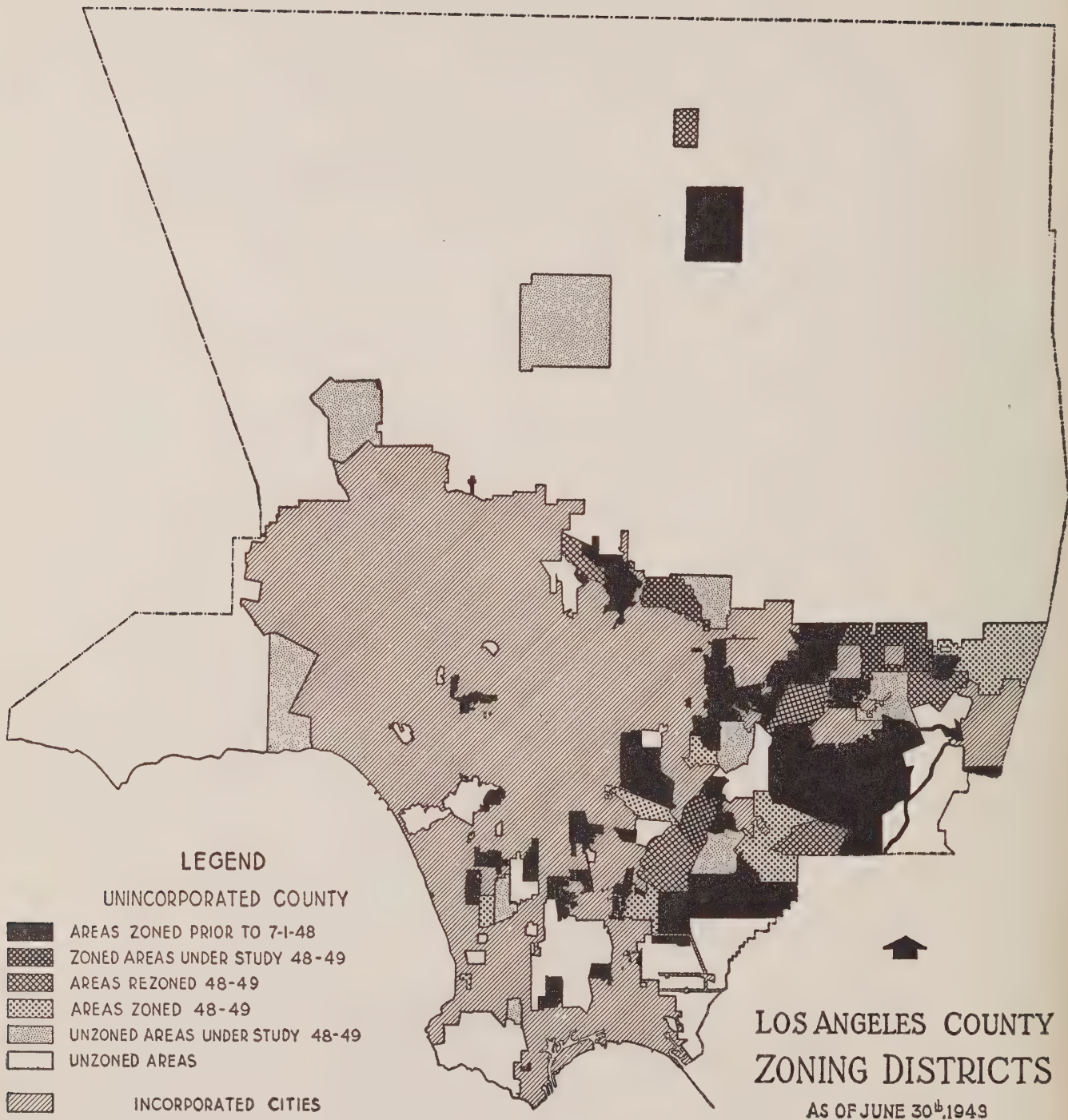
a. New Districts Zoned and Ordinances Adopted:

Eight new districts, covering over fifty square miles, were zoned. This brings the number of zoned districts in Los Angeles County up to 84, and the zoned area to 343 square miles, including 30 square miles in Antelope Valley.

| New Districts Zoned | Ordinance Adopted | Square Miles |
|--|----------------------|-----------------|
| (1) Bandini | 3-15-49 | 3.79 |
| (2) Clifton Heights | 3-1-49 | .23 |
| (3) East Whittier | 10-13-48 | 9.43 |
| (4) Lawndale | 5-24-49 | 1.99 |
| (5) North Claremont | 1-11-49 | 19.69 |
| (6) Paramount | 6-28-49 | 4.92 |
| (7) Potrero Heights-Garvey Hills | 10-19-48 | 2.47 |
| (8) Southeast Whittier | 4-19-49 | 7.79 |
| Total square miles zoned: | | 50.31 |

b. Existing Districts Rezoned and Ordinances Adopted:

| Districts Rezoned | Ordinance Adopted | Square Miles |
|----------------------------------|----------------------|-----------------|
| (1) Baldwin Park | 3-22-49 | 7.90 |
| (2) Downey | 5-17-49 | 11.33 |
| (3) La Habra Heights | 3-1-49 | 6.28 |
| (4) Lancaster | 11-30-48 | 5.82 |
| (5) Montrose | 3-15-49 | 3.59 |
| (6) San Dimas | 4-12-49 | 7.01 |
| Total square miles rezoned | | 41.93 |



THE REGIONAL PLANNING COMMISSION
ARTHUR H. ADAMS, DIRECTOR

LOS ANGELES COUNTY
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VI. ADVANCE PLANNING DIVISION, B. Sectional Accomplishments, Cont'd.

c. Rezoning Studies in Process:

| Existing Districts | Square Miles |
|--|--------------|
| (1) Azusa-Glendora: R.P.C. Hearing conducted. Awaiting Hearing before Board of Supervisors | 13.77 |
| (2) Altadena: Base Maps and Land Use Survey completed. Zoning studies made; awaiting committee discussion. | 8.07 |
| (3) Rivera: R.P.C. Hearing conducted. Awaiting Board of Supervisors Hearing. | 6.17 |
| (4) So. Whittier and So. Whittier Extension: Base Maps and Land Use Survey completed. Zoning Studies in progress. | 2.90 |
| Total sq. miles under rezoning study. | <u>30.91</u> |

d. New District Studies in Process:

(Base Maps and Land Use Surveys completed)

| | Square Miles |
|--|---------------|
| (1) Los Nietos-Santa Fe Springs | 7.00 |
| (2) Charter Oak | 9.00 |
| (3) South El Monte | 3.80 |
| (4) Agua Dulce* | 48.50 |
| (5) Topanga Canyon* | 19.00 |
| (6) Gardena Valley | 6.00 |
| (7) Artesia | 17.30 |
| Total sq. miles under new zoning study:..... | <u>110.60</u> |

*The following new mapping technique was developed for study of these districts: U.S.G.S. topographical sheets were enlarged to suitable scale and property cuts were plotted. The maps so produced are very comprehensive and copies have been requested by other county departments and a number of public agencies.

e. New Districts Studied, Zoning Proposed, Designs Completed, but Projects Subsequently Abandoned.

| | |
|----------------------------|--------------------------|
| (1) Lomita | 1.87 square miles |
| (2) Whittier Narrows | 7.29 square miles |
| Total: | <u>9.16 square miles</u> |

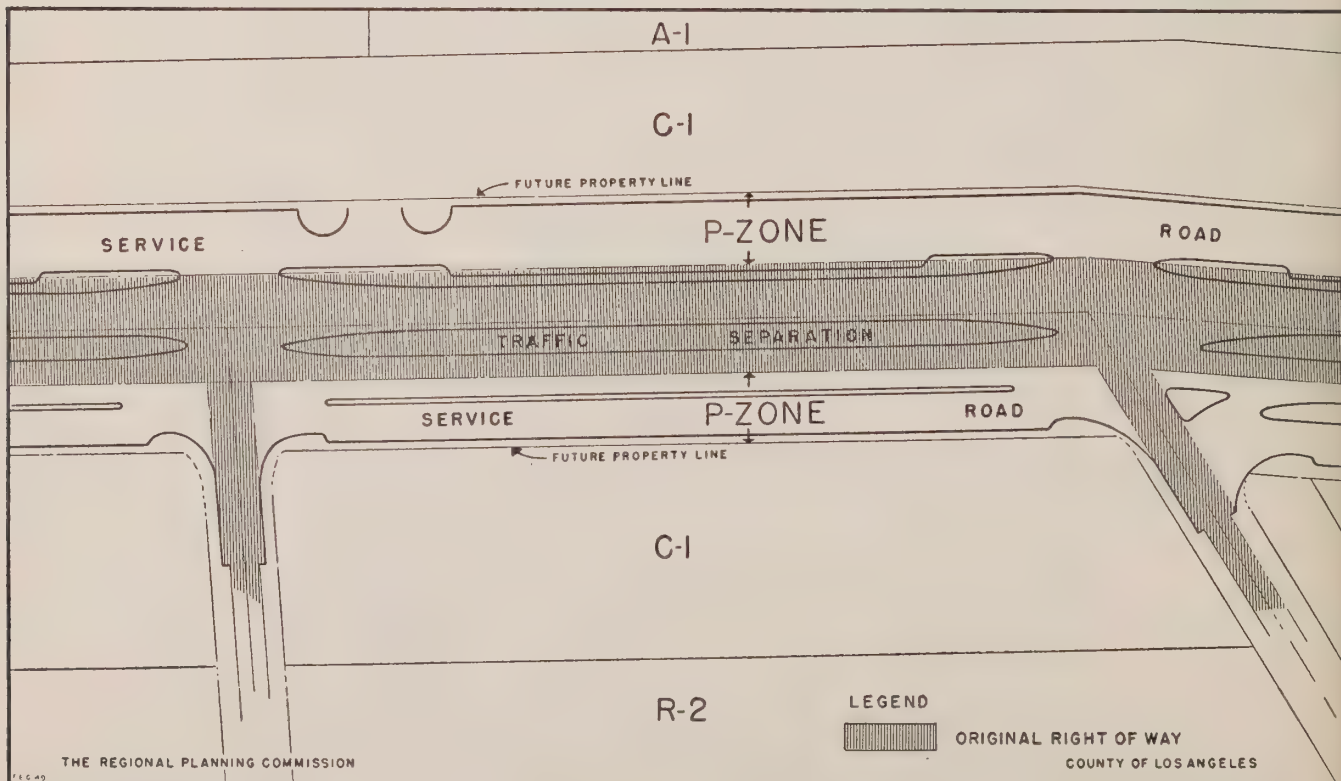
In both cases, public sentiment against zoning had become aroused to such an extent, that it appeared advisable to discontinue these projects.

f. Special Zoning Studies

- (1) **Firestone Boulevard Re-zoning Study** (See Map below). In connection with the rezoning of Downey area, a study, involving off-street parking problems, was made of property facing Firestone Boulevard. Firestone is a Major Highway on the Master Plan of Highways, and is also a State Highway. The State Plans indicated a 4-lane, divided, limited-access road, but the owners of property fronting on Firestone insisted on business zoning. The existing right-of-way was 100 ft. wide, and the State planned an eventual 184 ft. right-of-way, to include service roads 42 ft. wide on either side.

Proposed rezoning placed a future service road (a 42 ft. strip) in Zone "P" (Parking), in order that no business buildings would be erected that could interfere with a service road. Property behind this strip was zoned "C-1" (Neighborhood business), with the requirement that 50% of the "C-1" area be used for off--street parking. The accompanying map was prepared as an aid in explaining the proposed zoning to the many property owners who questioned the necessity of having a "P" Zone in addition to the regular parking requirements.

FIRESTONE BOULEVARD PARKING ZONE STUDY



VI. ADVANCE PLANNING DIVISION, B. Sectional Accomplishments, Cont'd.

(2) **Rosemead Parking Zone Study**

A detailed survey to provide a parking zone at Valley and Rosemead Boulevards was completed and is now pending before the Board of Supervisors.

(3) **Index to Zoned Districts**

Maps of Los Angeles County, showing both existing and proposed zoning districts, were prepared. These maps are simple to reproduce and are therefore widely used by the Regional Planning Commission, other County departments, the City of Los Angeles, newspapers and other public agencies.

(4) **New Land-Use Mapping Technique**

In each district studied this year land-use maps have been drawn on thin brown-line prints which serve as base maps for **zoning** studies. The final colored map is printed on cloth to make a serviceable record for the public counter after the district has been adopted. This process also makes it easier than heretofore to secure additional copies whenever needed.

2. **Master Plan and Design Section**

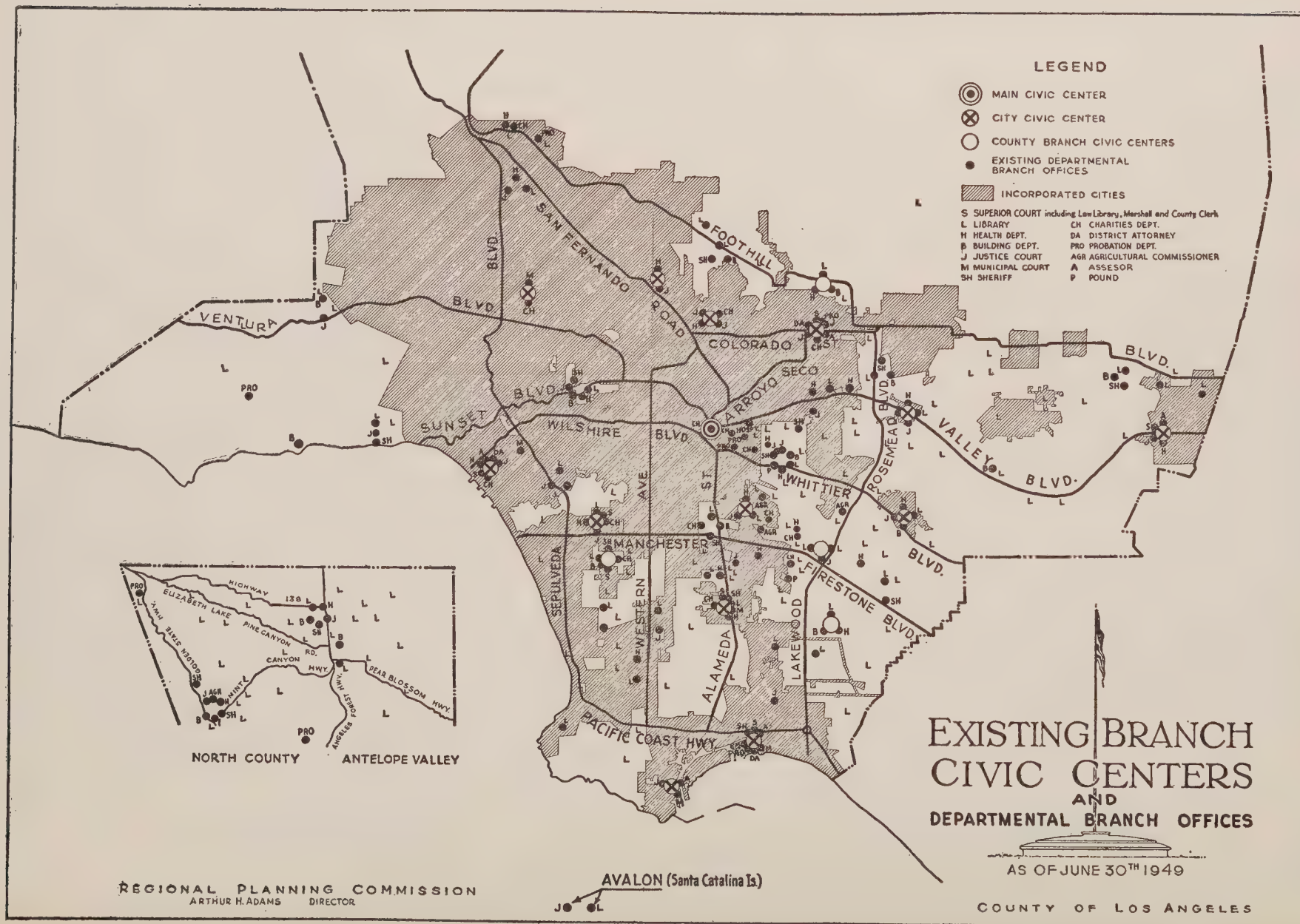
The activities and studies conducted during the past twelve months fall in three categories: (a) Master Plan Studies; (b) Community Coordination Plans; (c) Special Projects, and will be discussed under these captions:

a. **Master Plan — Branch Civic Center Studies**

As a part of the study leading to the development of a Master Plan of Branch Civic Centers, the map shown on page 34 was prepared showing the location of existing County Departmental Branch Offices.

The following individual civic center studies were also made:

- (1) The **Van Nuys Civic Center** location in the City of Los Angeles was examined to determine the extent of County participation within this area.
- (2) The **West Los Angeles Civic Center** area was examined, in collaboration with the Los Angeles City Planning Commission; but further study will be held in abeyance pending the proposed justice court reorganization.



VI. ADVANCE PLANNING DIVISION, B. Sectional Accomplishments, Cont'd.

- (3) In connection with the **East Los Angeles Civic Center**, a plan was prepared for the proposed acquisition of property south of Whittier Blvd. and east of Goodrich Blvd.; but because of the extremely high cost of this land, four other nearby locations were studied, and plans for an alternative site are at present nearing completion.
- (4) Three alternate plans were prepared for an **Altadena Civic Center** and Park area. This study involved the correlation of the property owners' desires with the best interests of the County as a whole. One plan proposed acquisition of a large park and a civic center area; another, a minimum area sufficient for present needs; and a third, a large area which would allow for future expansion. The third plan was adopted by the Board of Supervisors.

b. Community Coordination Plans

- (1) In the **Puente Area** a plan was prepared for the exchange of park sites with the **Puente Union High School District**. This involved negotiations between this section's staff, members of the Department of Parks and Recreation, and the Land and Lease Agent's office, on one hand, and the Puente School Board on the other, to finally consummate an exchange of areas, so that the Union High School plan could be most advantageously expanded and development begun on the Puente Community Park.

A library site plan was also prepared for the new **Puente Library**. The new site necessitates the relocation of certain streets and a transfer of property from the school district to the County Library.

- (2) The location of a proposed **School Park in Downey** was examined, and co-ordination plans prepared to show the school and park sites in relation to the area west of Rives and south of Florence Avenue.
- (3) A study was made of various sites for acquisition by the **La Canada School District**, and a final plan precised for certain locations south of Foothill Blvd.
- (4) Correlation plans were prepared for the **Enterprise School Park project**, which covered a twenty acre parcel of land.

VI. ADVANCE PLANNING DIVISION, B. Sectional Accomplishments, Cont'd.

- (5) The **Northeast Long Beach Area** was studied for future location of schools within this rapidly developing section. A subdivision layout with suggested school locations was prepared and presented to the Montana Land Company, principal owners, and the Long Beach City School District.
- (6) Development studies of **Wayside Honor Farm** involved coordination of contemplated buildings with the Master Plan for the Wayside Honor Farm. A report on this study was prepared and presented to the Commission.
- (7) Detailed cross-section plans were prepared showing the correlation of the proposed **Sepulveda Parkway** with subdivision activities in the area adjacent to the Los Angeles Municipal Airport, and many conferences were held to bring public agencies concerned to agreement regarding details.
- (8) In collaboration with the well-known city planner, Mr. Gordon Whitnall, studies are in progress for the ultimate utilization of the **Johnson Ranch Area** located in the southwest section of the County. This is a large corporation holding that is being distributed to heirs and will eventually be subdivided for homes and other uses.

c. Special Projects

- (1) A display map was prepared listing all of the **auditoriums** in Los Angeles County. This map was requested by the Board of Supervisors for public distribution to persons interested in holding meetings in public or private auditoriums.
- (2) The location and extent of all **Federal offices** in the downtown area was studied, and a report submitted to the Civic Center Authority.
- (3) The **Marina Del Rey underground gas storage area** was studied for County acquisition. Its effect on the proposed Marina Del Rey Yacht Harbor was also examined and reported on.
- (4) A study was made correlating the proposal of the Federal Government for the **Whittier Narrows Dam** acquisition with the types of land use now within this area, and further consideration was given to the proposal of utilizing a large portion of adjacent land for a park when the dam is finished. However, after hearings to establish a zoning district, this project was abandoned.

VI. ADVANCE PLANNING DIVISION, B. Sectional Accomplishments, Cont'd.

- (5) The **Laguna Dominguez** proposed bird sanctuary was investigated and a preliminary report prepared.
- (6) Studies were intermittently made of tax deeded lands prior to sale at public auction, in order that needed properties might be reserved for public purposes.
- (7) A number of miscellaneous smaller projects were also completed.

3. Map and Ordinance Section

The Section's 1948-49 workload is partially represented by the following figures:

58 Notices of Regional Planning Commission Hearings checked and corrected
20 Change of Zoning Plans checked and corrected
16 Zoning District Plans checked and corrected
2 Zoning District Plans delineated

4. Street Naming Section (approximately two months' operation)

The organization and workload of this section is still in the initial stage and only minor studies have been conducted to date:

- (1) The name "Temple City Boulevard" for the highway approach to Temple City was processed through conference with the local Chamber of Commerce Planning Board and the Street Naming Committee's recommendation to the Regional Planning Commission.
- (2) Necessary maps and proposed changes are in preparation for names and a unified numbering system of certain streets in Artesia.
- (3) "Lugo" precinct and the adjoining westerly area is under study to eliminate confusing street names. The planning commissions of the cities of Compton and Lynwood are cooperating on this project.
- (4) Preliminary work has been done on many routine requests for street name changes from property owners.

VII

PLANNING RESEARCH DIVISION

John P. Commons, Division Head

A. Activities in General

With a staff slightly larger than in the previous fiscal year, this division has during the past twelve months been able to complete a number of important planning research studies pertaining to social, economic and physical conditions in Los Angeles County. Some of these studies were specifically requested by either the Board of Supervisors, the Chief Administrative Officer, or other county departments; other assignments originated in studies made by the Advance Planning Division, the Plan Administration Division, or were specifically ordered by the Director of Planning.

B. Work Accomplished

I. "Population and Dwelling Units Estimates"

During the past year a portion of the division's personnel has spent full time on the tabulation and analysis of original data collected for the issuance of the **quarterly bulletin "Population and Dwelling Units"** which since 1940 has been satisfying the need in planning for accurate estimates of population and dwelling increases in the Los Angeles County area.

Inquiries for information of this nature have become so numerous that during the past year 900 copies of each of the four editions were distributed to County, City, State, and Federal offices, quasi public agencies, chambers of commerce, and universities throughout the State.

Today this division finds itself in the unique position of being a state-wide clearing house for population estimates for the Los Angeles County area, receiving a daily average of ten personal or telephone inquiries for information regarding population and allied subjects.

Moreover, during the year, the division assisted various County, State and Federal agencies with population estimates and other data for use in special studies being conducted in these jurisdictions.

VII. PLANNING RESEARCH DIVISION, B. Work Accomplished, Con't.

2. Other Activities

The following additional studies were completed during the year:

a. For the Board of Supervisors

A report on blighted areas in unincorporated portions of Los Angeles County. This report presented the 1940 Census data on housing and original data collected in 1948 on typical study areas within the County.

b. For the Federal Bureau of the Census:

A report recommending specific changes in the census tract boundaries for the 1950 Federal Census.

Development of material for this report required much staff time, for it comprised both maps and written data, and specifically proposed divisions of existing tracts with excessive population increases since the 1940 Census. This division is indebted to the Census Tract Subcommittee of the Los Angeles Chamber of Commerce Research Committee for its freely given assistance during the preparation of this report.

c. Assisted the Southeast College Association

in the preparation of substantiating data and prospectus to illustrate the desirability of locating one of the new four-year state colleges in the south-east portion of Los Angeles County.

As an extra-curricular assignment, certain staff members prepared the floor plans and coordinated the moving of the Regional Planning Commissions' offices from the Civic Center Building to the County Engineering Building.

The Head of the Research Division also took on an extra assignment in handling those phases of the personnel and budget work normally assigned to the Assistant Director position which remained unfilled throughout the year.

Other special assignments were:

1. The division assisted with technical information in processing two airport zoning cases and answered a number of inquiries regarding airports and other aviation information.
2. The almost full-time services of one draftsman were made available to the Department of Aviation for preparation of maps and plans of county-owned airports.

VIII

PROPOSED ACTIVITIES FOR 1949-50

A. Plan Administration Division

The following projects are scheduled for the coming year:

1. To cooperate with the Research Division and Advance Planning Division in the standardization of zoning terms and classifications among the various governmental agencies in Los Angeles County as requested by the American Institute of Planners and ordered by the Board of Supervisors.
2. To follow through on Board of Supervisors' orders for specific surveys for zoning regulations, viz:
 - a. City of Inglewood
 - b. El Porto Beach District
3. To prepare:
 - a. Area studies for districts where subdivision activity is apparent
 - b. Highway alignment studies
 - c. Freeway alignment studies
 - d. Study of Building Lines
 - e. Coordination of Master Plan with cities
 - f. Subdivision coordination with city regulations
 - g. Zoning coordination with city regulations
 - h. Catalog and index all amendments to basic zoning ordinance No. 1494 to maintain a master copy for reference for the entire department
4. To revise filing system of supplementary land use inquiries, investigations, and legal opinions.
5. To organize and maintain a file for following up time-limits on zoning cases and investigations.

It is anticipated that **subdivision** activity during 1949-50 will continue the present trend of maximum lot yield per acre until the market for an economy-type home is met. This will mean that the concentration of families per acre will be higher than in previous years, a condition which will be reflected in increased needs for elementary schools, planned commercial facilities, recreational areas, public transportation, adequate sanitation and storm drain provisions, and extension of utilities, with a resultant large volume of analysis, detail mapping, reporting and other administrative processes.

B. Advance Planning Division

During the coming year emphasis will be placed on the following projects:

1. Completion of all projects now under way.
2. Continuance of **zoning studies** in un-zoned territory in an effort to zone completely the coastal plain and certain mountain and desert areas where land use control is needed.
3. Development of a **Master Plan of Branch Civic Centers** to be used by all County departments as a guide in locating their facilities in the outlying areas.
4. Preparation of a **Master Plan** for the development of **General Hospital, Juvenile Hall, Purchasing and Stores Department**, and the facilities of the **Mechanical Department** located in the vicinity of the General Hospital.
5. Revision of the **Master Plan of Administrative Center** in downtown Los Angeles in cooperation with the Civic Center Authority.
6. Preparation of a Community Development Plan in the Southeast Whittier Area as ordered by the Board of Supervisors at the request of owners of large properties.
7. Conduct other special studies, as yet unknown, which may be ordered by the Board of Supervisors or the Regional Planning Commission, requested by other county departments or initiated by the Staff.

C. Planning Research Division

This division's plans for the coming year will include the following projects:

1. Continuance of the quarterly estimates of population, and preliminary work towards the tabulation of dwelling units by Census Tract so that, in the ensuing years, data will be correlated with the 1950 Census when the detailed information is available.
2. Continued revision of previous studies on the **ultimate population for Los Angeles County** and the distribution of this population preparatory to using the final results from the 1950 Census.
3. Data from the 1947 Census of Manufactures and the 1948 Census of Business will be analyzed and correlated with population and data after some of the final results of these reports are available.
4. A study on lot vacancy and a special study on ultimate population of the Antelope Valley will be completed early in the year.
5. Accumulated material in the Commission's departmental library is to be catalogued and filed in a numerical system similar to the Dewey Decimal System used in general libraries.

In addition to the specific projects mentioned, this division will continue to provide other County departments and public agencies, as well as the general public, with such available information as may be requested.

024, 3V

DEPARTMENT OF
CITY AND REGIONAL PLANNING
UNIVERSITY OF CALIFORNIA
BERKELEY 4, CALIFORNIA

THE REGIONAL PLANNING COMMISSION

FISCAL YEAR
1949-1950

COUNTY OF LOS ANGELES

ANNUAL
REPORT

Los Angeles County. Reg. Plan Comm.
Annual report.

Los Angeles, California
October 15, 1950

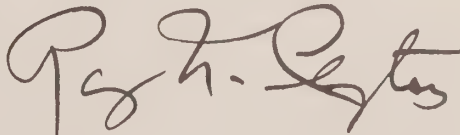
Honorable Board of Supervisors
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1950.

A copy of this report is also being filed with the State as required by Section 65 of the Conservation and Planning Act.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Roy N. Clayton". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

Roy N. Clayton, Chairman

ANNUAL REPORT

OF

THE REGIONAL PLANNING COMMISSION
OF THE COUNTY OF LOS ANGELES

AND

THE LOS ANGELES COUNTY REGIONAL PLANNING DISTRICT

FOR THE FISCAL YEAR 1949-50

THE BOARD OF SUPERVISORS

501 Hall of Records, Los Angeles 12, California

| | |
|---------------------------------|-----------------|
| William A. Smith, Chairman..... | First District |
| Leonard J. Roach..... | Second District |
| John Anson Ford..... | Third District |
| Raymond V. Darby..... | Fourth District |
| Roger W. Jessup..... | Fifth District |

THE REGIONAL PLANNING COMMISSION

108 West Second Street, Los Angeles 12, California

COMMISSIONERS

| | |
|-------------------------------------|-----------------------------------|
| Roy N. Clayton, Chairman..... | 120 W. Harvard St., Glendale 4 |
| Earl C. Planett, Vice-Chairman..... | 907 Brookshire Road, Downey |
| Mrs. L. S. Baca..... | 1509 W. 95th St., Los Angeles 47 |
| Bert T. Harvey..... | 297 Lincoln St., Pomona |
| Francis J. Heusel..... | 730 E. 3rd St., Long Beach 12 |
| B. F. Shrimpton..... | 1036 Carol Dr., West Hollywood 46 |

ADVISORY

| | |
|--|--|
| C. E. Arnold, County Surveyor..... | County Engineering Bldg., Los Angeles 12 |
| E. A. Burt, Acting County Road Commissioner... | County Engineering Bldg., Los Angeles 12 |
| B. P. Gruendyke, Director, Department of Parks and Recreation..... | |
| | 5201 S. Santa Fe Avenue, Los Angeles 11 |
| W. E. Simpson, District Attorney..... | Hall of Justice, Los Angeles 12 |

THE ADMINISTRATIVE STAFF

| | |
|----------------------|--------------------------------------|
| Arthur H. Adams..... | Director of Planning |
| (vacant) | Assistant Director of Planning |
| Earl J. Esse..... | Head of Plan Administration Division |
| J. L. Richerson..... | Head of Advance Planning Division |
| John P. Commons..... | Head of Planning Research Division |
| Rani de Marno..... | Senior Administrative Assistant |
| Irma Ruther | Commission Secretary |

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I

P R E F A C E

This report presents a descriptive and statistical account of the activities and functions performed by the Regional Planning Commission during the fiscal year ending June 30, 1950. Personnel organization charts, pictorial maps and workload charts are included to illustrate specific topics.

During the past year the population increase trend for the entire County continued but, at a slightly reduced rate: that is, the annual percentage increase was 1.73% lower than last year. Reversely, the annual percentage increase in Unincorporated Territory rose 4.02%, which reflects the current population movement from cities to suburban locations. The resultant immense demand for new residential developments created the greatest volume of planning work the Regional Planning Commission has ever been required to handle in any one year. The requests for approval of proposed new subdivision tracts almost doubled, and the workload of practically all Advance Planning and Plan Administration Sections increased proportionally.

ESTIMATED POPULATION INCREASE FOR 1949-50 IN LOS ANGELES COUNTY

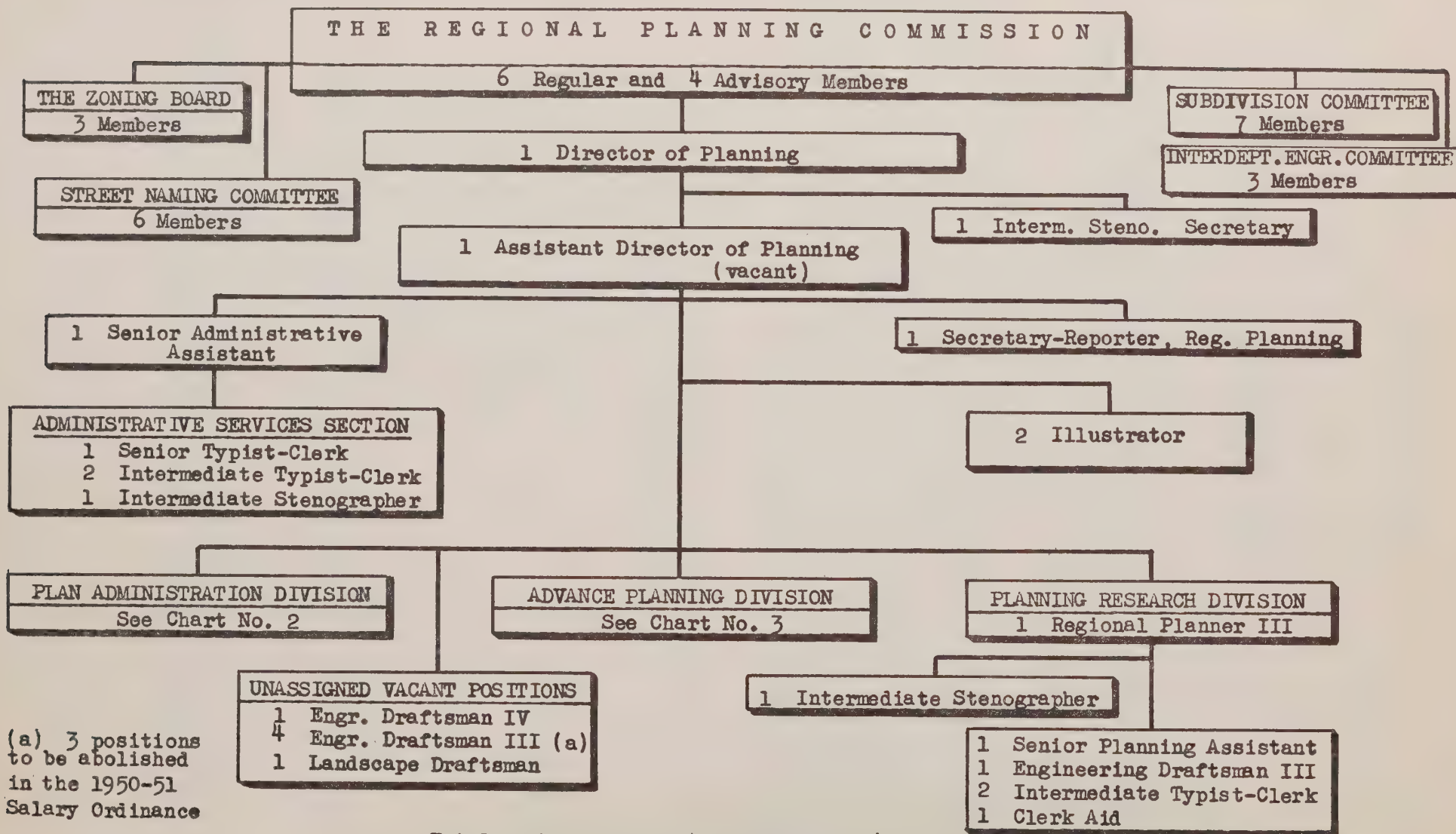
| | Entire County | Unincorporated Area |
|---------------------------|---------------------------|---------------------|
| July 1950 | 4,172,220 | 900,647 |
| July 1949 | *4,190,756 (4,090,000) | 813,407 |
| One Year's Increase | 82,220 | 87,240 |
| Percentage Increase | 2.01% | 10.73% |

*Although this figure was given in the population bulletin for the last quarter of 1949, it was later adjusted to the preliminary figures for the census and brought down to the figure shown in parentheses.

The necessity for processing an abnormally high workload with a staff that was short one key position and several other positions for all or part of the year presented many administrative problems that required much organizational flexibility and procedural realignment.

THE REGIONAL PLANNING COMMISSION -- PERSONNEL ORGANIZATION CHART, June 30, 1950

Chart No. 1

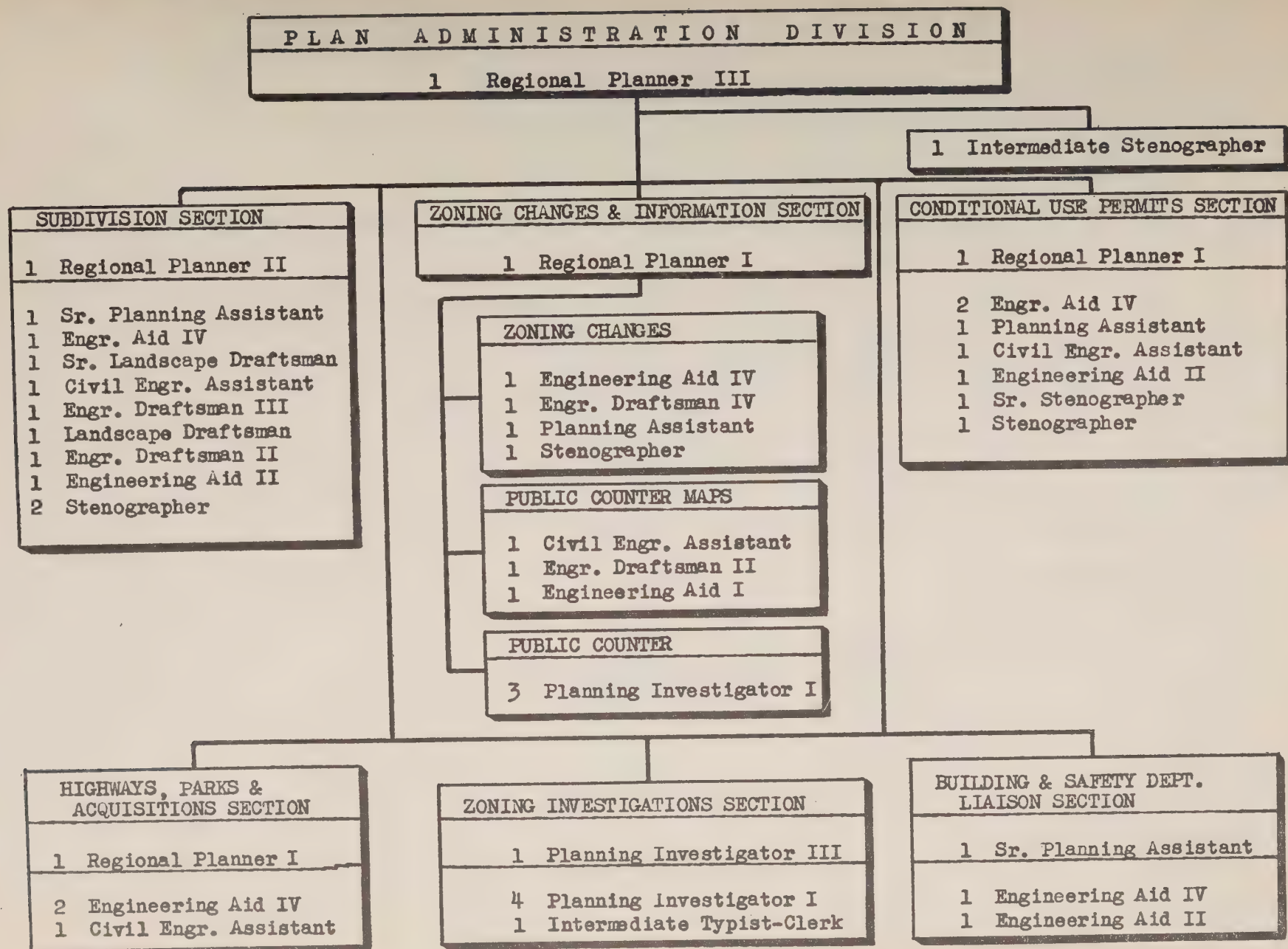


(a) 3 positions
to be abolished
in the 1950-51
Salary Ordinance

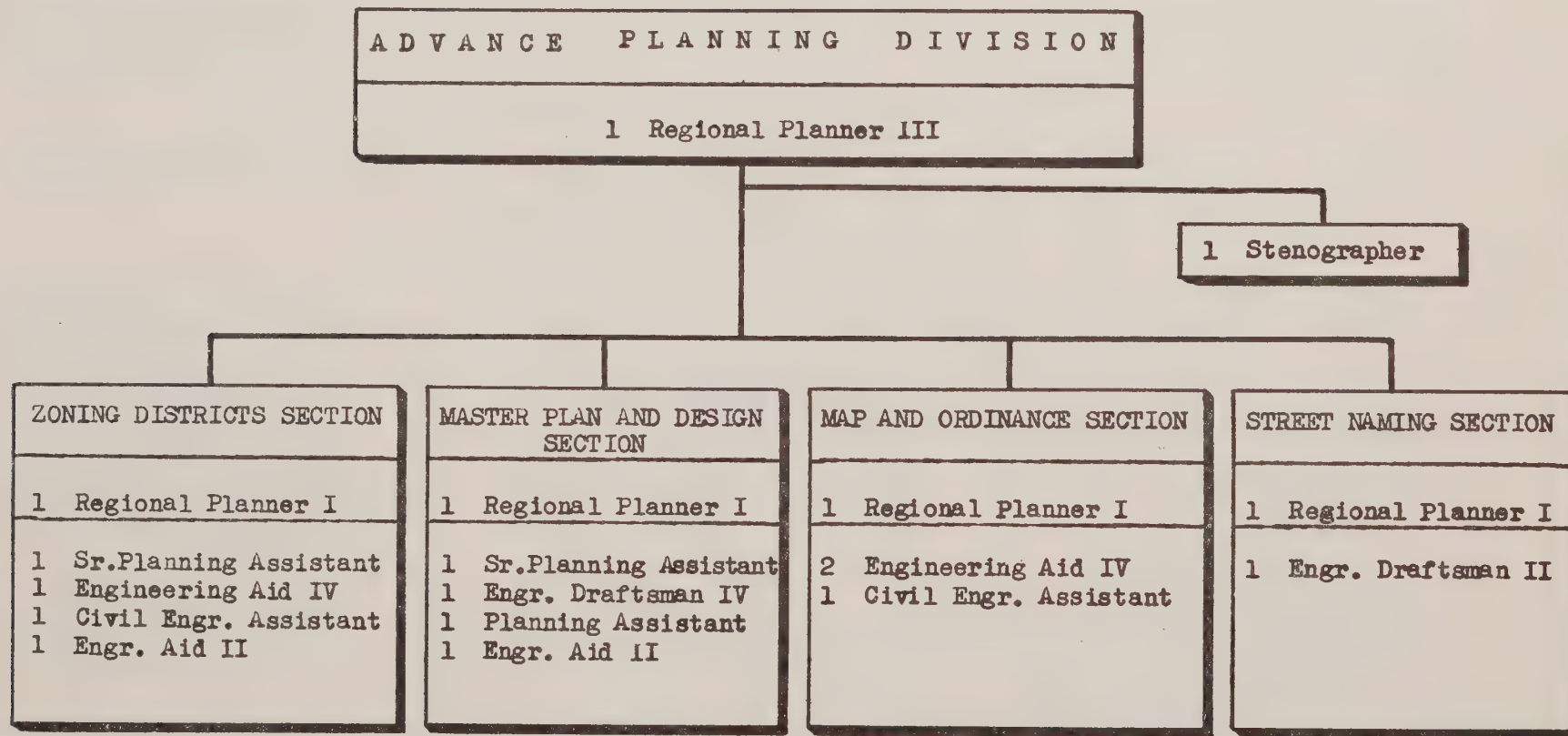
Total number of filled positions -- 80
 " " of vacant " -- 7
 Total number of positions -- 87

R.deM.

(Includes 83 Salary Ordinance and 4 Resolution Positions)



THE REGIONAL PLANNING COMMISSION --- PERSONNEL ORGANIZATION CHART, June 30, 1950 Chart No.3



III

REGIONAL PLANNING COMMISSION ACTIVITIES

A. The Regional Planning Commission

1. APPRECIATION

The Commission wishes to express its gratitude to:

The Honorable Board of Supervisors for its careful consideration and action on the many matters presented to it during the year.

Mr. Harold W. Kennedy, County Counsel, and his representatives,
Deputy County Counsels Edward H. Gaylord and Clarence H. Langstaff,
for their legal counsel and guidance to the Commission.

Those Department Heads and their Representatives who gave graciously of their time to serve on the Regional Planning Commission, the Subdivision Committee, the Interdepartmental Engineering Committee, the Street Naming Committee and other temporary committees.

2. MEETINGS OF THE COMMISSION

In addition to the Commission's 52 regular weekly hearing days, 10 additional meetings were required to complete the greatest volume of plan administration and advance planning matters which the Commission has ever handled in a single year. During these meetings, 169 public hearings were conducted, and at six of these sessions the Commission convened and took action as the Regional Planning Commission for the Los Angeles County Regional Planning District in connection with 27 amendments to the Master Plan of Highways, two amendments to the Master Plan of Shoreline Development, and one amendment to the Building Line Ordinance.

3. FIELD TRIPS

It was also necessary for the Commissioners to take five field tours during which they inspected 32 different properties which were under consideration for New or Revised Zoning Districts, Zone Changes, Conditional Use Permits, proposed park areas in new subdivisions, etc.

The following widely separated areas were visited:

| | | | |
|------------------|----------------------|--------------|------------------------|
| Avalon-Sepulveda | Dominguez | Los Cerritos | Santa Fe Springs |
| Baldwin Park | East Compton | Los Nietos | S. E. Whittier |
| Bellflower | East Pasadena | Montrose | Whittier Downs |
| Charter Oak | Gardena Valley | Norwalk | Willowbrook-Enterprise |
| Clearwater | La Canada-Flintridge | Paramount | |
| Del Aire | Lakewood | Repetto Park | |

4. AGENDA MATTERS

Although the number of separate agenda items brought before the Regional Planning Commission dropped sharply during the war years, from 1,341 items in 1939-40 to 811 in 1943-44, a strong uptrend has been in evidence since that time:

| Fiscal Year | No. of Agenda Items Considered by Commission |
|-------------|---|
| 1949-50 | 2,623 |
| 1948-49 | 1,784 |
| 1947-48 | 1,684 |
| 1946-47 | 1,709 |
| 1945-46 | 1,482 |
| 1944-45 | 1,289 |

In other words, the Commission handled twice as many matters as ten years ago, and the past year brought a greater annual increase than had previously been experienced. 47% more items of business were heard by the Commission than in 1947-48.

The following table indicates the number of agenda items considered under the various planning subjects.

| AGENDA MATTERS HEARD DURING 1949-50 | | Number of Agenda Items | |
|---|------------|------------------------|-------|
| Subject Matters Considered: | Sub-Totals | Totals | |
| Building Lines | | 1 | |
| Civic Centers | | 2 | |
| Freeways and Highways | | 1 | |
| Grade Crossings | | 2 | |
| Land Acquisitions and Vacations | | | |
| Airports | 1 | | |
| Parks | 23 | | |
| Rights of Way | 172 | | |
| Schools | 93 | | |
| Miscellaneous | 37 | | |
| Vacations | 41 | | 367 |
| Legislation | | | 2 |
| Master Plans* | | | |
| Highways | 46 | | |
| House Numbering | 1 | | |
| Freeways | 2 | | |
| Shoreline | 2 | | 51 |
| Miscellaneous | | | |
| Regional Planning Commission Policies, Special Reports, Communications, Personnel, etc. | | | 250 |
| Parks and Recreation | | | 1 |
| Redevelopment and Slum Clearance | | | 3 |
| Street Naming | | | 64 |
| Subdivisions | | | |
| Tracts | 836 | | |
| Miscellaneous (Policies, etc.) | 10 | | 846 |
| Traffic Survey | | | 4 |
| Zoning (General) | | | |
| Airports | 6 | | |
| Changes of Zone | 248 | | |
| Districts | 88 | | |
| Opinions and Policies | 3 | | |
| Ordinance Amendments | 156 | | |
| Supplementary Land Uses | 16 | | |
| Miscellaneous Zoning Matters | 20 | | |
| Urgency Zoning | 2 | | 539 |
| Zoning Board Recommendations | | | |
| Cemeteries | 3 | | |
| Exceptions | 269 | | |
| Miscellaneous | 21 | | |
| Public Use | 50 | | |
| Revocations | 48 | | |
| Special Permits | 99 | | 490 |
| TOTAL NUMBER OF AGENDA ITEMS CONSIDERED: | | | 2,623 |

Note: A specific case might appear several times as an Agenda Item.

*Heard also by the Commission sitting as the Regional Planning Commission for the Los Angeles County Regional Planning District.

The major increases resulted mainly from this year's tremendous subdivision activity in unincorporated areas, and took place in the following categories:

| Subject | Number of Commission Agenda Items | | Increase |
|--|--------------------------------------|---------|----------|
| | 1948-49 | 1949-50 | |
| Public Land Acquisitions and Vacations | 194 | 367 | 89.2% |
| Master Plan Amendments | 22 | 51 | 131.4% |
| Subdivisions | 472 | 846 | 79.2% |
| Zoning | 353 | 539 | 52.7% |

In contrast, the number of matters discussed under the "Miscellaneous" heading decreased 19.9%.

5. AMENDMENTS TO THE ZONING ORDINANCE

In an attempt to develop a more comprehensive and practical zoning ordinance, the Commission approved nearly 150 amendments to this Ordinance for submission to the Board of Supervisors. In this connection it was necessary for the Commission to hold 11 public hearings on Zoning Ordinance Amendments and to discuss this subject at 18 other regular and special meetings.

6. URGENCY ZONING

Urgency ordinances were recommended by the Regional Planning Commission and adopted by the Board of Supervisors to cover Artesia and Gardena Valley Districts pending the adoption of comprehensive zoning plans for these areas.

7. LEGISLATION

During its discussions on legislative matters the Commission made the following recommendations to the Board of Supervisors:

- a. That the Board of Supervisors recommend to the State Legislature at the 1950 session that an appropriation be provided for the establishment of a State Planning Board, or the establishment of a service agency to local Planning Commissions in an existing State department, as proposed by the Southern California Planning Congress.
- b. That the Conservation and Planning Act be amended to require only one public hearing before the Commission on Master Plan amendments dealing with zone changes, but that the requirement for two hearings on proposed zoning districts be retained in the Act.

8. HOME BUILDERS INSTITUTE

Of special interest was a public hearing held on July 13 to consider a request from the Home Builders Institute that the Subdivision Ordinance be amended to lower certain subdivision standards:

- a. Reduction of minimum lot size requirements
- b. Increase of maximum block area allowed.
- c. Elimination of the requirements for cement sidewalks and gutters.

The opposition agreed that while there may be need for modification of certain requirements of the subdivision standards, they did not approve the reduction of subdivision standards, and proposed that a committee be appointed, representing all interested groups, to study this problem and report to the Commission. No action was taken on this proposal.

9. OTHER IMPORTANT MATTERS

Some of the planning problems acted upon by the Commission dealt with rather controversial issues, and aroused strong community reactions. For example:

a. The operation of **Garbage-Feeding Hog Ranches** has been strongly objected to in many localities which up to a few years ago were but sparsely populated but have now been built up with new homes. During the past year the Commission revoked the permits of seven such ranches: three in the Lakewood area, three in the Rurban Homes District, and one in the Duarte District.

In another garbage-feeding hog ranch case, the residents of the Saugus Area and those near Haskell Canyon became very much concerned when application was made to the Regional Planning Commission for a permit to establish a hog ranch of this type in Haskell Canyon. Three separate hearings were held on this matter with the Planning Commission finally recommending to the Board of Supervisors that the ranch be permitted to operate with a considerably smaller number of hogs than had previously been applied for. The opponents in this matter carried the case into the courts and recently a decision was rendered upholding the action of the Board of Supervisors and the Regional Planning Commission.

b. The establishment of a **Jail Farm** in the area between Downey and Norwalk attracted much public attention because the City of Los Angeles contended that they could condemn land outside of their limits for a purpose of this kind. At the same time the City asked for a ruling on the zone where such an activity would be permitted and asked to get the proposed site so zoned. After the hearings, which took place on August 3 and 17, 1949, and November 4, 1949, the Regional Planning Commission recommended against permitting the jail farm at the site decided by the City. The City then appealed the case to the Board of Supervisors, who upheld the Regional Planning Commission.

c. In another case a water company had been granted a permit to replace a concrete ground level water tank with a steel tower. After the permit was obtained and the tank partially constructed, residents in the area claimed that the permit had been obtained through false representation and appealed to the Board of Supervisors to revoke the permit. The Planning Commission held a revocation hearing on the matter, following which they recommended that the permit be revoked. This was done, but it has not been decided yet whether legal means are available to require removal of the portion of the tank which was erected while the permit was in effect.

B. The Zoning Board

The three-man Zoning Board continued to function as a preliminary hearing board for the approval, denial, or revocation of **Conditional Use Permit Cases**.

The members were:

A Regional Planning Commissioner, who acts as Chairman,

A Deputy County Counsel, and

A representative of the Commission's professional planning staff.

The staff of the Conditional Use Permits Section investigates and analyzes each Conditional Use Permit request, and submits its findings to the Zoning Board.

After each public hearing the Board sends its recommendations to the Regional Planning Commission for final approval. During the past year the Commission concurred in all recommendations submitted by the Zoning Board, although a few cases were referred back to the Board for reconsideration of minor points. In each instance the differences of ideas were reconciled and the case cleared by the Commission.

1. ZONING BOARD HEARINGS

An average of six cases are scheduled for hearing at each of the Zoning Board's weekly meetings, allowing approximately an hour for each case, in order that both the professional staff and the petitioners may have ample time to present all pertinent phases of each request. Although such presentations at times digress into discussion of personal economic situations, neighborhood differences, etc., all of which have no legal bearing on the Board's decision, it is felt that better public relations are produced by letting each individual have his complete say, thus preventing possible criticism to the effect that a petitioner had not been granted a fair hearing.

2. NATURE OF CASES BROUGHT BEFORE THE ZONING BOARD

Under the provisions of the Zoning Ordinance, Conditional Use Permits must be obtained in all instances where it is desired to use specific portions of land for a purpose other than that for which it is zoned. Two main categories are:

a. Exceptions

Zoning Exceptions may be granted in individual cases where conformance to zoning regulations may not be possible because of circumstances which do not apply to other similarly located properties in the same area. If, for example, a certain location had been used for business or industrial purposes before the surrounding territory was zoned as residential area, it might be necessary to grant an "Exception" in order to preserve the owner's substantial property right, since it might not be economically feasible for him to convert his property to residential use for many years.

Exceptions may also be applied for in cases where a specific piece of property cannot be profitably used under existing zoning provisions; however, in no case may an Exception be granted if the proposed (or existing) use would be materially detrimental to the public welfare, or to the property of other persons located in the vicinity.

Under the Exception procedure the Zoning Board was, during the past year, instrumental in granting relief to an unusually great number of people who otherwise would have suffered hardships resulting from zoning regulations, since in these instances the Board found that the imposition of the zoning restrictions was not necessary in order to maintain the integrity and intent of the Zoning Ordinance.

b. Special Permits

Many property uses, such as hog ranches, dumps, auto wrecking yards, junk yards, radio transmitter stations, for example, require Special Permits regardless of the zone in which these are to be located. Under no circumstances can a Special Permit be granted if it can be shown that the requested use is dangerous to people or property in the area surrounding the proposed use, or that the proposed use will harm persons, property or improvements in the vicinity.

3. VOLUME OF WORK HANDLED

Although the Board held 52 regular and 8 special Public Hearings during which they considered the approval, denial, or revocation of 12.5% more Conditional Use Permits than during the previous fiscal year, because the number of petitions filed for such Permits, or their revocation, was 22.8% higher than last year, an all time high backlog of 77 unprocessed Conditional Use Permit Cases existed on June 30, 1950. Additional Board sessions will be held during the next few months to reduce this backlog. The greatest increase in petitions filed was for Zone Exceptions, which were 64.8% higher than last year. A breakdown of the type of cases handled and the corresponding Zoning Board action is shown in the following table:

CONDITIONAL USE PERMIT CASES PROCESSED BY THE ZONING BOARD DURING THE FISCAL YEAR 1949-50

| | Pending July 1, 1949 | Filed | Zoning Board Approved | Action Denied | Total Processed | With- drawn | Pending June 30, 1950 | Board of Supervisors Reversals |
|--|-------------------------|-------|--------------------------|------------------|--------------------|----------------|--------------------------|--------------------------------------|
| Zone Exceptions | 23 | 262 | 159** | 73 | 232** | 8 | 52 | 21 |
| Public Use Permits (Became Zone Exceptions on 2-1-50) | 13 | 37 | 39 | 3 | 42 | 1 | * | — |
| Special Permits | 5 | 83 | 55 | 13 | 68 | 1 | 19 | 2 |
| Cemetery Permits | — | 3 | 1 | — | 1 | — | 2 | — |
| Revocations | 9 | 13 | 8 | 10 | 18 | — | 4 | — |
| | 50 | 398 | 262 | 99 | 361 | 10 | 77 | 23 |

* To comply with the Zoning Ordinance Amendment.

7 pending Public Use Cases were transferred on 2-1-50 to Zone Exceptions for processing.

**Includes 7 Public Use Cases transferred to Zone Exceptions on 2-1-50.

4. REASONS FOR WORKLOAD INCREASES

The two major factors which contributed to the high number of applications filed were that:

- a. **Conditional Use Permit Cases** tend to increase in direct proportion to the number of new areas having been "precisely zoned", and precise zoning is now being rapidly extended to all urbanized, unincorporated areas.
- b. **The current residential and commercial decentralization trend** from incorporated to unincorporated area, plus the anticipated annual population increase in unincorporated territory have greatly stimulated the need for commercial exceptions and permits in locations zoned for residential purposes.

Furthermore, the fact that Zone Exception filing fees were increased on January 17, 1950, from \$25 to \$35 has apparently not tended to discourage the filing of requests for zone exceptions.

5. APPEALS

The Zoning Board's and the Regional Planning Commission's decisions on 35 Exception and 2 Special Permit Cases were appealed to the Board of Supervisors, which body **sustained** the original decision on 11 Exception Cases, **modified** the decisions on 2 Exception Cases, and **reversed** the decisions on 22 Exception cases.

The reversed actions included two Exception cases involving locations for parochial schools. The applicants in these cases failed to prove that it was **not** economically feasible or physically practicable to use the respective locations for the purposes for which they were zoned. Therefore, it was not legally possible for the Zoning Board or the Commission to approve the requested Exceptions irrespective of other merits of these cases, and, under the circumstances, the approval prerogative rested with the Board of Supervisors.

6. ZONING ORDINANCE REVISIONS

The analysis and decisions involved in the processing of Conditional Use Permit Cases was somewhat facilitated by the repeal, six months ago, of the Rock Quarry, Explosives, and Cemetery Ordinances, and the incorporation of their provisions in the Zoning Ordinance. Another improvement was the deletion from the Zoning Ordinance of the "Public Use" category of Conditional Use Cases, which made it possible to process public use cases in the same manner as standard exception cases.

From a zoning administration standpoint, the major improvement was perhaps a change in the ordinance provisions for granting Zone Exceptions, Special Permits, Cemetery, Rock Quarry and Explosive Permits. In the past, the Commission could deny these

cases, subject to appeal to the Board of Supervisors, but could only recommend that the Board grant them. An amendment which became effective January 13, 1950 provided that the Commission should grant, as well as deny, all such items, subject of course, to appeal to the Board. This one amendment has made it possible to expedite the processing of the cases to relieve the Board from taking its time for minor matters; and eliminated a great deal of clerical work in connection with the cases.

C. Street Naming Committee

This Committee, which was appointed in April, 1949, functioned throughout the year with the original membership, namely:

A. H. Adams, Director, Regional Planning Commission, Chairman
Carl E. Arnold, County Surveyor, represented by J. F. Armstrong
Michael Fanning, Postmaster, represented by O. B. Curtis
Lloyd Aldrich, L. A. City Engineer, represented by R. B. Halsted
Earl Burt, Acting Road Commissioner, represented by Ray Mondon
George M. Kerry, Regional Planner I, (Secretary)*

*Functions in dual capacity: (1) As the Committee's Secretary; and (2) As head of the Street Naming Section, investigates and processes street naming changes.

Six meetings were held, during which the Committee approved name changes requested for approximately 1130 streets and highways in Los Angeles County area, which had been analyzed and recommended by the Street Naming Section.

Name changes recommended by the Committee were first presented to the Regional Planning Commission, and, after this body's approval, to the Board of Supervisors. Only one name change, that of Glengarry Street to Rexall Street, was referred back to the Committee by the Board, because the name "Rexall" was opposed by local residents at the public hearing.

The Committee also authorized the Street Naming Section to commence work on three County-wide projects:

1. To bring up to date the names of streets, highways, and freeways on the Master Plan of Highways.
2. To comply with a request of the Board of Supervisors for investigation of the possibility of having highways which cross freeways bear the names of the communities into which they lead.
3. To establish a Master Plan of House Numbering.

IV

ADMINISTRATIVE DIVISION

Arthur H. Adams, Director of Planning

A. Director's Observations

—By Arthur H. Adams

After having reviewed this report in its preliminary form and noted the number of items acted upon by the Regional Planning Commission and the Zoning Board, and realizing the infinite amount of detail work performed by the staff in connection therewith, I feel that I should be extremely inconsiderate if I did not add a few words of appreciation for all the hard work and loyal cooperative efforts on the part of both Commission and its staff which made such a record possible.

1. THE STAFF

While the staff was increased only slightly during 1949-50, the volume of work accomplished far exceeded the 1948-49 period. This was achieved in spite of a personnel "turn over" of approximately 20 percent, which meant that new and usually inexperienced help had to be instructed in general planning and office routines, and in handling the multitudinous specialized staff duties, thus adding materially to the "work load".

I am especially proud of the record established by the staff for honesty, integrity and fair dealing **with all** concerned. This is doubly noteworthy when it is realized that in the handling of zoning problems especially, very substantial sums of money are often involved and tremendous pressure is often brought to bear on staff members as well as on the Commission.

2. ASSISTANT DIRECTOR

Supervision, direction and control of the administrative and technical planning operation of this organization, one of the largest planning commission in the country, was again this year handled by the Director of Planning without the aid of an Assistant Director, which position remained vacant throughout the year. Much of the over-all supervision, correlation, and control over the department's various planning activities, which normally would have been assumed by an Assistant Director, therefore had to be handled by the Director and the three Division Heads, who worked together as a cabinet in determining general departmental policies and practices.

3. OBSERVANCE OF RULES

An earnest effort has consistently been made to comply with Commission requests and formal rules. Many times, however, hearings which those fixing dates for hearings—usually far in advance of the hearing dates—expected would require a minimum of time, have continued for hours, resulting in long meetings and "frayed nerves". This was regrettable, but when it is realized that those setting hearing dates cannot possibly predict how "hot" the individual case may become, and with a "backlog" of dozens of cases to process, and a corresponding number of applicants exerting pressure for action, we trust allowances were made for a few overload agendas.

4. PUBLIC RELATIONS

A consistent effort was made by both Director and staff to bring about a better understanding of planning principles and improved relations between the department and the general public, governmental and semi-public groups. To this end many speeches were delivered, numerous committee meetings attended, many of which occurred in the evening when staff members would ordinarily be enjoying rest and relaxation from their regular duties. As tangible evidence of the effectiveness of this policy, we have received many laudatory messages and letters from responsible persons and organizations.

5. FUTURE ASSIGNMENTS

As the fiscal year drew to a close, the prospect seemed bright for assignment by the Board of Supervisors to the Regional Planning Commission of the administration of the proposed Transportation Survey. This assignment, if consummated, will mean added duties and responsibilities, but is entirely consistent with Planning Act provisions and can be handled by the staff with credit to the Regional Planning Commission, and also with a considerable saving in cost to the taxpayers of Los Angeles County.

B. Fiscal Information

The Regional Planning Commission's net budget appropriation for 1949-50 was 3.5% less than the 1948-49 allocations, but net expenditures were 11.5% higher than for 1948-49. Net Salaries and Wages expenditures were \$28,852 higher because more positions were filled and higher step rates were paid. \$5,151 more was spent for Maintenance and Operation (Net). About one-half of this amount is accounted for by higher commodity prices, increased mileage payments, and increased demands for services and supplies; \$2,500 was expended under a contract with the University of California at Los Angeles for supplies and clerical services required in connection with the preliminary work on a proposed Rapid Transit Survey. Capital Outlay expenditures were \$3,907 for the past year, while no appropriation was made for this purpose in the 1948-49 budget.

Detailed budget and expenditure figures were:

| Budget Appropriations | Salaries & Wages | Maintenance & Operation | Capital Outlay— Equipment | Totals |
|----------------------------|------------------|----------------------------|------------------------------|--------------|
| Gross Appropriations | \$396,588.00 | \$23,503.00* | \$4,721.00** | \$424,812.00 |
| Salary Savings | 41,000.00 | — | — | 41,000.00 |
| Service Charges | 3,000.00 | — | — | 3,000.00 |
| Total Deductions | 44,000.00 | | | 44,000.00 |
| Net Appropriations | \$352,588.00 | \$23,503.00 | \$4,721.00 | \$380,812.00 |
| Gross Expenditures | \$342,004.10 | \$23,006.11 | \$3,906.51 | \$368,916.72 |
| Service Charges | 1,162.09 | 16.80 | | 1,178.89 |
| Net Expenditures | 340,842.01 | 22,989.31 | 3,906.51 | 367,737.83 |
| Unexpended Balance | \$ 11,745.99 | \$ 513.69 | \$ 814.49 | \$ 13,074.17 |

*Includes additional Appropriation of \$2,000 for Rapid Transit Survey.

**Includes additional Appropriation of \$1,040 for equipment.

Revenue received by the Commission increased 90% over the previous year because:

1. Filing Fees for Zone Change and Zone Exception Petitions were increased from \$25 to \$35, effective January 13, 1950.
2. A much greater number of petitions for Zone Changes, Zone Exceptions and Special Permits were filed.
3. Standard County rates were charged the public for transcripts of Commission and Zoning Board Hearings.

A comparison with previous years' revenue follows:

| Revenue | 1947-48 | 1948-49 | 1949-50 |
|--|----------------|----------------|-----------------|
| Zoning Fees | \$5,747 | \$4,505 | \$8,410 |
| Transcript and Miscellaneous Fees | 98 | 4 | 464 |
| Totals | \$5,845 | \$4,509 | \$8,874 |
| Plus amount of Zoning Fees Collected but still remaining in Trust Fund on last day of fiscal year..... | | 945 | 1,490 |
| Total amounts of Zoning Fees Collected | \$5,845 | \$5,454 | \$10,364 |

C. Personnel

Improved recruitment conditions during the past twelve months made it possible to fill several positions which had been vacant during the previous year, and on June 30, 1950, only three positions were temporarily vacant as compared to twelve at the end of the previous fiscal year. Positions allowed to be filled averaged 83½ per month, and it was possible to maintain a filled average of 77 per month. Only one position, that of the Assistant Director, remained vacant throughout the year.

A total of 40 appointments were made; 23 were new appointees and 17 promotions or demotions. Sixteen employees left the department: 6 were employees who either failed to take qualifying Civil Service examinations, or failed to pass; 7 resigned to accept other employment or to stay at home, and 3 accepted positions in other County departments.

D. Space Problems

Lack of sufficient floor space was a serious problem throughout the year, but even greater difficulties were created by the fact that installation of partitions and the many alterations, originally scheduled for the Commission's quarters two years ago, have not yet been carried out. Conferences, dictation and report writing, all requiring a reasonable amount of quiet, had to be conducted right next to desks where loud discussions or telephone conversations were carried on. Another disturbing feature was that certain office areas have to be used as employees' thoroughfares. The confusion resulting from having to use over-crowded, noisy quarters often hampered and slowed down the work of certain sections.

E. Senior Administrative Assistant

In addition to directing the activities of the Administrative Services Section the Senior Administrative Assistant, who was appointed at the beginning of the year, also:

1. Analyzed and prepared the Commission's **1950-51 Budget Request**.
2. Compiled and wrote the Commission's **1948-49 Annual Report**.
3. Wrote an **Induction Manual for New Employees** and an **Operations Manual for the Administrative Services Section**.
4. Analyzed existing procedure and recommended revised procedure for:
 - a. Mail distribution and recording.
 - b. Ordering prints of maps and charts by the technical staff.
5. Developed Monthly Work Progress Report forms for the various sections, and maintained workload controls.
6. Reorganized the work performed in the Administrative Services Section to provide more effective operation.
7. Assisted the Director with personnel recruitment and assignment matters.
8. Prepared various other special reports and studies requested by the Director.

F. Administrative Services Section

Rani de Marno, Section Head

Under the direction of the Senior Administrative Assistant this Section performed the following functions:

1. Maintained departmental appropriation and expenditure control records, and prepared incidental financial statements and claims for reimbursement, etc.
2. Received zoning fees, advertising deposits, transcript fees, and miscellaneous fees, deposited money collected with the County Treasurer, and withdrew money to pay refunds and advertising bills.
3. Maintained departmental timekeeping, payroll and personnel index records and prepared payroll-connected forms and lists for transmittal to the County Auditor and the Civil Service Commission.
4. Requisitioned from the County Purchasing Department: furniture, equipment, office and drafting supplies. Stored and distributed same as required, and maintained inventory and cost records.
5. Requisitioned from the Mechanical Department, the Janitor's Department and the Telephone Department, all required repairs, maintenance service, parking permits and telephone installations.
6. Maintained:
 - a. Departmental map files (approximately 6,000) with an average monthly circulation of 200 incoming and 100 outgoing maps.
 - b. A central correspondence file requiring the income and outgo of about 125 documents per month.
7. Performed much of the department's mimeographing work and supplied stenographic and typing assistance to other sections.

G. Illustrators

The department's two illustrators devoted most of their time to the preparation of graphic and written material to illustrate and explain the work of the Regional Planning Commission to the public. Some of their more important projects were:

1. EXHIBITS AND DISPLAY MAPS

- a. To publicize the Regional Planning Commission's 25th year of operation, a **SILVER ANNIVERSARY EXHIBIT** consisting of 16 illustrations and 12 explanatory title cards, was prepared and hung first in the Board of Supervisor's Hearing Room and later in the Regional Planning Commission's Hearing Room.
- b. Two large colored **ZONE SYMBOL LEGEND CHARTS** were prepared and hung in the Commission Hearing Room to facilitate public understanding of coloring shown on the technical maps used during public hearings.
- c. Other large display maps prepared for various purposes included: seven Master Plan Maps, four Zoning Maps, one Population Map, and a Perspective Base Map of Los Angeles County showing freeways and highways.

2. LANTERN SLIDES

A number of maps, graphs, and one-the-spot examples were prepared or photographed directly, as lantern slides for use by the Director of Planning and his staff to illustrate group lectures or discussions. Some of the most important were:

- a. A map of the Los Angeles County Branch Civic Centers.
- b. A graph showing the number of subdivisions recorded during the past 40 years.
- c. A colored architectural drawing of the proposed Municipal Courts Building.
- d. Three colored maps showing the subdivided area of Los Angeles County at different dates during the past fifty years.

3. NEWS RELEASES AND OTHER PUBLICATIONS

Thirteen articles were written for publication in various Los Angeles County newspapers regarding planning matters of unusual public interest which had been submitted to the Regional Planning Commission for study and recommendation.

These news releases dealt with such important subjects as:

- a. The request of certain land developers for **revision of the Subdivision Ordinance** to lower the present subdivision standards to permit narrower, less well constructed streets, smaller lots and larger blocks, thereby reducing subdivision development cost.
- b. **A flagrant violation of the Zoning Ordinance.**

The record of one case was converted into a news story to inform the public that the courts uphold the Zoning Ordinance and consider infractions thereof a serious matter.

- c. Other matters covered were: The revocation of a permit to operate a garbage-feeding hog ranch; the proposed jail farm in the Downey-Norwalk area; Street Name Changes and the Unified House Numbering Plan; lack of sewer facilities in the area south of Whittier; and the zoning of the Playa del Rey District.

A third edition of "Zoning and You" (a booklet which briefly explains the purpose of zoning and the uses permitted in the various zones in Los Angeles County) was revised and printed, and a **radio talk on the subject of zoning** was also prepared.

In order that persons who appear to testify at Zoning Board hearings may be quickly informed of the type of testimony which can be considered in Exception and Special Permit Cases, instruction sheets giving this information were prepared for distribution at the hearings.

4. MISCELLANEOUS

Various other tasks were also performed by the Illustrators, such as preparing the dummy, art work and some illustrations for the Annual Report, parchments for retiring Commissioners and staff members, etc.

V

PLAN ADMINISTRATION DIVISION

Earl J. Esse, Division Head

During the fiscal year 1949-50 the Plan Administration Division experienced its greatest volume of work. Each of the six Sections reported increases of 50 to 110% in work accomplishments over the preceding year.

The development of the "package deal" of house-and-lot subdivisions resulted in the processing of plans for almost 20,000 acres of land containing over 78,000 lots.

This rearrangement of the landscape caused an increase in zone change applications, conditional use permits, changes in the Master Plan of Highways, and hundreds of public lands acquisitions of which 50 were new school sites and 33 were additions to existing school sites.

New types of industrial activity in this area required a detailed study of several plants to determine their proper zone classification.

Personnel of the Division prepared new maps and records for the 23 branch offices of the Department of Building and Safety to aid them in giving correct zoning and setback information to the public.

More than 2,000 reported violations of the zoning ordinance were investigated. Many were found to be legal uses. Compliance with the ordinance was achieved by personal interview, and in only 18 cases was court action required.

Detailed reports of the Sections are contained on the following pages.

A. Subdivision Section

John A. Malone, Section Head

In a concerted attempt to alleviate the acute housing shortage in Los Angeles County, land developers undertook during the past year a vast program of opening up new subdivisions for residential and commercial purposes, especially in the southeasterly portion of the County.

Since, under State and County statutes, tentative tract maps for all proposed subdivision developments must be submitted to the Regional Planning Commission for analysis and approval, the number of such tentative subdivision maps received by the Commission skyrocketed from 339 maps in 1948-49 to 611 for the last 12 months, an 80% increase, with the greatest avalanche of requests for approval of tract maps occurring during the last half of the year, when as many tentative maps were received as during the entire preceding year. Similarly, the acreage included in the tracts submitted for study practically doubled, while the total number of lots involved increased 110%. Further workload details are shown on the following page. The chart on page 21 illustrates this section's 200% workload increase since 1940-41.

Although the Subdivision Section bore the brunt of this abnormally high workload, the impact was felt in varying degrees throughout all Sections that at one stage or another participated in the analysis of the proposed tract maps for conformance with Master Plans, Zoning Ordinance provisions, good community planning practices, necessary zone changes, etc.

SUBDIVISION ACTIVITY -- WORKLOAD DETAIL

| TENTATIVE SUBDIVISION TRACTS | FISCAL YEAR 1949 -- 1950 | | | | | | | | | | Fiscal YEAR 1948-49 | 1949-50 INCREASE OVER 1948-49 |
|--|--------------------------|--------|----------------|--------|-----------------|--------|----------------|--------|---------------|--------|------------------------|----------------------------------|
| | NEW | | REVISED (1) | | REACTIVATED (2) | | RENEWALS (3) | | GRAND TOTALS | | SUB-TOTALS | TOTALS |
| | Sub- Totals | Totals | Sub- Totals | Totals | Sub- Totals | Totals | Sub- Totals | Totals | Sub Totals | Totals | | |
| Tracts pending on first day of fiscal year | | 13 | | 11 | | | | | | 24 | | 24 |
| " received during year | | 499 | | 93 | | 41 | | 18 | | 611 | 339 | 272 |
| Total Number of Tracts to be Processed | | 472 | | 104 | | 41 | | 18 | | 635 | 339 | 296 |
| Tracts Withdrawn | 33 | | | | | | | | 33 | | | 33 |
| " Approved by Regional Planning Commission | 397 | | 98 | | 40 | | 18 | | 553 | | 313 | 240 |
| " Disapproved by " " " | 10 | | 1 | | | | | | 11 | | 2 | 9 |
| " Disposed of During Year | | 440 | | 99 | | 40 | | 18 | | 597 | | 282 |
| Tracts pending on last day of fiscal year | | 32 | | 5 | | 1 | | -- | | 38 | 24 | 14 |

- (1) Of the 93 requested Revisions of Approved Maps, 74 were first revisions, 16 second revisions, and 3 were third and subsequent revisions.
 (2) "Reactivated" means: "Approved Tracts" which the subdivider wished to reactivate after the one-year approval period had expired.
 (3) "Renewals" means: "Approved Tracts" for which the subdivider requested a time extension prior to the expiration of the one-year approval period.

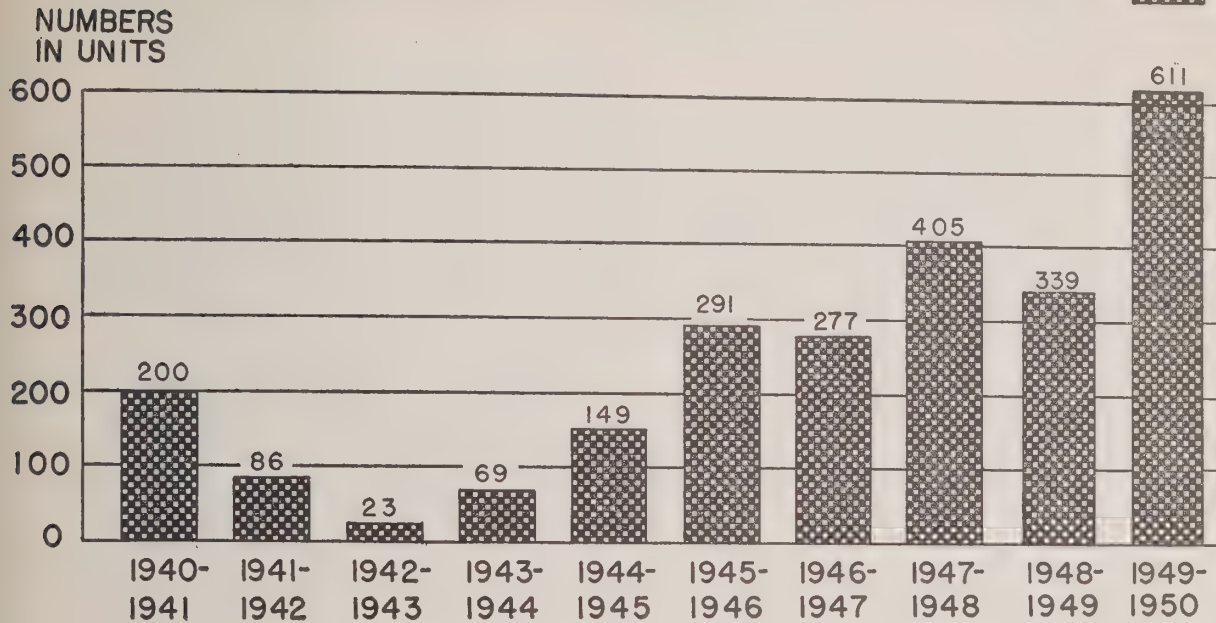
| MISCELLANEOUS | FISCAL YEAR 1949-50 | FISCAL YEAR 1948-49 | 1949-50 INCREASE OVER 1948-49 |
|--|---------------------|---------------------|-------------------------------------|
| Total Acreage in Tentative Tracts Received (14,965 acres in New Tracts not Previously Submitted) (4,437 " " Revised, Reactivated or Renewed Tracts) | 19,422 | 10,048 | 9,374 |
| Total Number of Lots in Tracts Received (60,798 in New Tracts not Previously Submitted) (17,380 in Revised, Reactivated or Renewed Tracts) | 78,178 | 32,321 | 35,857 |
| Subdivision Studies Completed (Maps Prepared) | 472 | 190 | 282 |
| Final Maps Approved by Subdivision Section | 376 | 261 | 115 |
| Approved Tracts and Record of Survey Maps Recorded (Unincorporated Territory Only) | 321 | 242 (4) | 79 |
| Tentative Tract Maps Received from Counties | 1 | 1 | -- |
| Tentative Tract Maps Received from Cities | 35 | 8 | 27 |
| Surveys of Subdivision Activity for School Districts | 5 | -- | 5 |
| Subdivision Committee Meetings Held | 52 | 53 | (-1) |
| Field Investigations Made | 425 | 239 | 186 |
| Estimated Number of Interviews | 3,180 | 3,089 | 91 |
| Estimated Number of Telephone Calls | 44,504 | 4,257 | 247 |

(4) The 229 Recorded Tracts shown in the 1948-49 Annual Report was an incomplete figure.

Subdivision Activity Trends

LEGEND:

Number of Tentative Subdivision Tracts Received

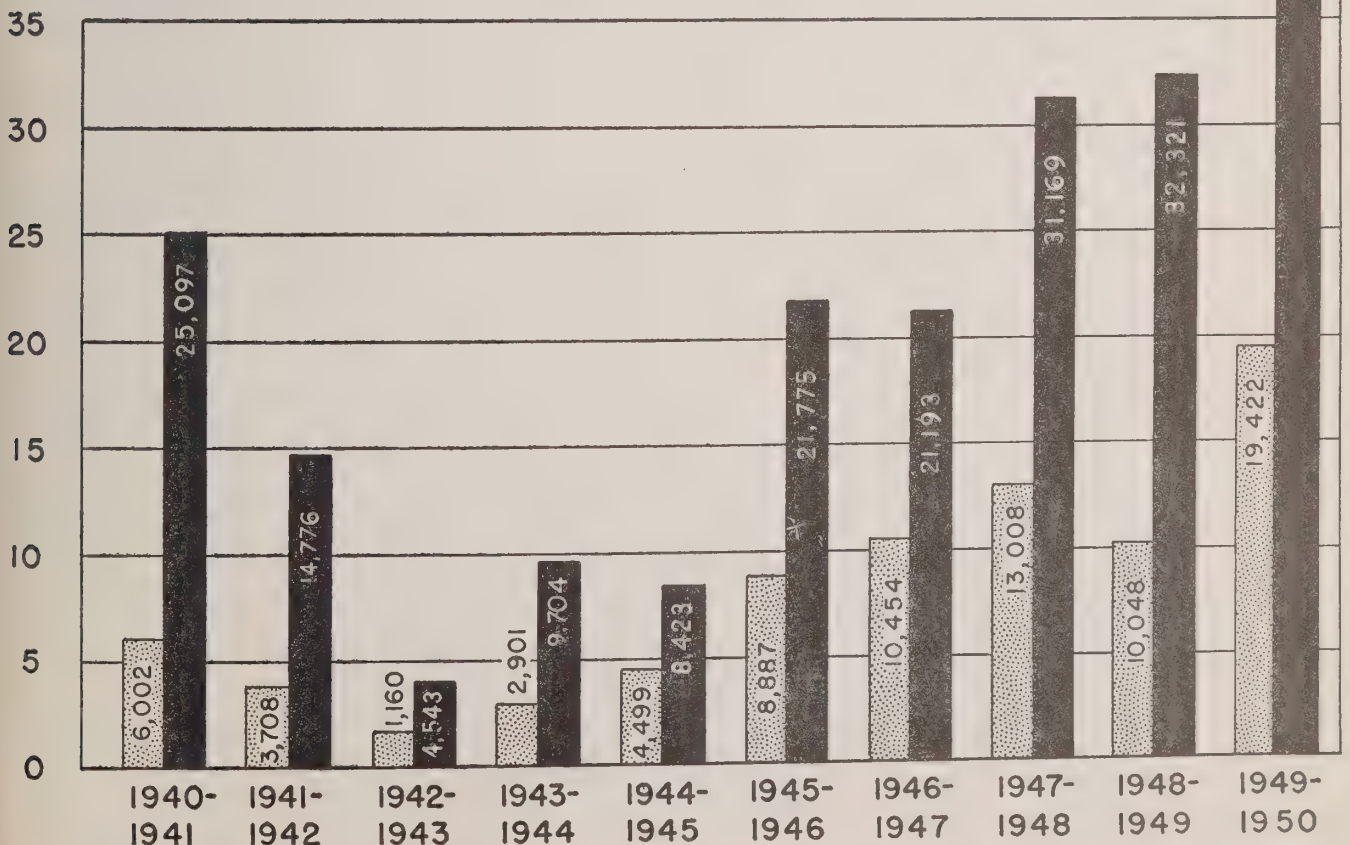


NUMBERS
IN
THOUSANDS

LEGEND:

Subdivision Acres Received

Subdivision Lots Received



1. TENTATIVE TRACT MAP PROCESSING

A total of 564 tentative subdivision maps, or 249 more than last year, were processed by the Subdivision Section and reported on to the Subdivision Committee and the Regional Planning Commission:

a. The Subdivision Committee

This Committee was appointed by the Board of Supervisors to act in an advisory capacity to the Regional Planning Commission. It consists of members from the following County departments: The Regional Planning Commission (represented by the head of the Subdivision Section), the Engineer and Surveyor's Office, the Flood Control District, the Road Department, the Health Department, and the Department of Parks and Recreation.

The Committee usually meets only once a week to consider the proposals of the Subdivision Section's staff with respect to tentative tract maps, to discuss diverse aspects of the plans with the Subdivider or his engineer, and to formulate Committee recommendations regarding each tract for presentation to the Commission. During the past six months, however, it was necessary for the members to devote much additional time to these meetings in order to handle the huge volume of new tracts within the 30 day period allowed by State law.

b. Time Extensions

In spite of the tremendous pressure of work, it was usually possible for the Subdivision Section to process and report on tracts before the 30-day deadline, and it was necessary for the Subdivision Section to ask for time-extensions only eleven times for a total of about 132 weeks. On the other hand, subdividers requested additional time to modify their plans, obtain zone changes, etc., 161 times for approximately 730 weeks.

c. Improved Procedures

The accelerated tempo of subdivision map filings, especially during the last six months, coupled with the State law requirement that the Planning Commission shall report on tentative subdivision maps within 30 days after receipt, necessitated improved, speedier methods of operation in the Subdivision Section, which were accomplished by:

- (1) Increasing the staff by four more employees.
- (2) Assigning one staff man as Assistant Section Head, and another to handle public inquiries regarding subdivision designs and procedures.
- (3) Delegating more responsibility to other staffmen, by having them carry each tract map study through to completion, rather than having each man perform certain phases of the work.
- (4) Substituting form letters for personal letters wherever possible.
- (5) Installing soundscriber equipment, an electric typewriter, and an improvised public counter in the Subdivision Section.
- (6) Holding Subdivision Committee meetings more than once a week, and often extending these conferences beyond the 4:30 schedule to as late as 10:00 o'clock at night.

2. PROBLEMS ENCOUNTERED IN THE PROCESSING OF PROPOSED SUBDIVISION TRACT MAPS

During the analysis of a tentative subdivision tract map a number of problems arose. Some of the most common were:

a. School Sites and Rights of Ways

Subdivision developments and building programs progressed so rapidly that other public agencies found it difficult to meet their needs. This applied especially to telephone and gas companies, elementary, high school and junior college districts. The problem of providing **school sites in new subdivisions** when money for their purchase was not available became acute and, in some instances, school sites were dedicated or the area set aside for purchase at a later date. Maps of all subdivisions were transmitted to the County Superintendent of Schools who in turn routed them to the school districts involved.

Proposed **right of ways for railroads and power companies** also had to be provided for in new subdivisions, particularly in the southeastern part of the County. Many subdividers were of the opinion that the Regional Planning Commission could not legally require the inclusion of right of ways and schools sites in new subdivisions, but the Commission felt that good subdivision design and satisfactory community planning should include provisions for utility company lines and particularly, for school sites. The legal question was never tested, however, and conferences with school officials and subdividers always resulted in a satisfactory plan being approved.

b. Zone Changes

Many tentative subdivision maps cover areas which are not specifically zoned for residential use, or where residences are **not** allowed to be constructed, as in the M-2 zone, for example. It is permissive to build homes in all other zones, but it is generally more desirable to have commercial and industrial zones changed to residential zones because of loaning agencies and Federal Housing Administration requirements, and also because broader deed restrictions do not afford future home owners the protection which is provided in a residential zone.

The usual procedure in these instances is for the subdivider to file with the Commission an application for a change of zone and an extension of time for subdivision consideration until the change of zone can be acted upon by the Commission.

c. Upkeep of Parkways Between Highways and Access Roads

A service road is generally the most desirable means of separating a residential subdivision from a major highway. Separation between the highway and the service road is obtained by a 14 foot strip which is dedicated on the recorded map as a part of the public highway.

Maintenance of these separation strips has long been a source of embarrassment and, in many cases, a block to securing service roads from subdividers. Although responsibility for highway and planting strip maintenance is jointly shared by the Road Department, Parks & Recreation Department, and the Forester and Fire Warden, the lack of funds has prevented the County from planting the strips, and because of accumulating weeds and trash, they often become eyesores to home owners living along the service roads and to the traveling public.

In several parts of the County an attempt has been made to overcome this problem by having park districts created by the subdivider or home owners in cooperation with the Parks & Recreation Department. Residents in the subdivisions are taxed to provide funds for planting and maintenance of the separation strips, and in these locations attractive planting screens are found along the highways. This solution is unfortunately not practicable in all areas, and it is hoped that better arrangements for planting and upkeep of separation strips will be forthcoming in the near future.

3. IMPROVED SUBDIVISION DESIGN

Close cooperation is essential between the various persons and agencies engaged in planning new subdivisions, if the best possible community design is to be achieved. During the past year the excellent cooperation offered by subdividers and their engineers has been most gratifying, and has resulted in better planned new communities.

In several instances, for example, subdividers willingly accepted revised plans prepared by the Section's Staff, because these plans either provided more lots, or better designed lots with less street work, or the subdivider realized that the changed design would be more acceptable to the public. In one case a subdivision plan was completely revised in order that lots might back up to a storm drain instead of fronting on a street adjacent to the drain.

Expert assistance rendered by the land planning consultants of the financing agencies, and particularly the Federal Housing Administration, has also been an important factor in raising subdivision design standards.

B. Highways and Parks Section

G. J. Sleight, Section Head

The phenomenal activity in the development of new subdivisions caused a sharp increase in this section's workload, especially in the Acquisition of Public Lands for use as road or flood control right of ways, school and park sites, and other public uses, and also in the administration of the Master Plan of Highways and the Master Plan of Parks and Recreation. The detailed increases are listed below:

HIGHWAYS AND PARKS SECTION—1949-50 WORKLOAD DATA

| Public Land Acquisitions | Volume of Work Processed | | | Commission Ap- proved | Action Disap- proved |
|---|--------------------------|------------|-------------------|-----------------------------|----------------------------|
| | 1948-49 | 1949-50 | Increase | | |
| Highways | 123 | 173 | 50 | 172 | 1 |
| Park Sites | 17 | 25 | 8 | 25 | |
| Riding and Hiking Trails | 11 | 11 | — | 11 | |
| Flood Control Right of Ways | 6 | 11 | 5 | 11 | |
| Fire Station Sites | 2 | 8 | 6 | 8 | |
| Road Department Yards | 2 | 3 | 1 | 3 | |
| Libraries | 2 | — | (—2) | — | |
| Airports | 1 | — | (—1) | — | |
| Institutions | 1 | — | (—1) | — | |
| Golf Courses | — | 2 | 2 | 2 | |
| Water Works Plant Sites | — | 1 | 1 | 1 | |
| Branch County Bldg. Sites | — | 2 | 2 | 2 | |
| Water Reclamation Plant Sites | — | 1 | 1 | 1 | |
| Sewage Pumping Plants | — | 1 | 1 | 1 | |
| State Highway Patrol Stations | — | 1 | 1 | 1 | |
| Off-Street Parking Lots | — | 1 | 1 | 1 | |
| Total Public Land Acquisitions: | 165 | 240 | 75 = 45.5% | 239 | 1 |
| School Site Acquisitions | 44 | 95 | 51 = 116% | 83 | 12 |
| Street and Alley Vacations Processed | 33 | 44 | 11 = 33% | 38 | 6 |
| Highway Alignments Processed | 33 | 46 | 13 = 39% | | |
| Master Plan Amendments Prepared | | | | | |
| Highways | 19 | 46 | 27 = 142% | 42 | (4 Pending) |
| Shoreline | 1 | 2 | 1 | 2 | |
| Building Set-Back Lines | — | 2 | 2 | 2 | |
| Subdivision Tract Maps Processed | 339 | 611 | 272 = 80% | | |
| Field Trips | No Record | Kept 81 | | | |
| Postings to Wall Sheets | No Record | Kept 359 | | | |
| Interdept. Engr. Committee Meetings | 35 | 36 | | | |

6-30-50

Although only one additional employee was added to this section's staff, it was possible through overtime work to keep the work on a fairly current basis.

1. PUBLIC LAND ACQUISITIONS AND VACATIONS

Requests to the Regional Planning Commission for approval of public land acquisitions increased 45.5% and originated in the following County Departments:

a. **Road Department**, for acquisitions of highways and Road Department yards, and the vacation of streets and alleys;

b. **Flood Control District**, for acquisition of flood control rights of way; and

c. **The Chief Administrative Officer**, for acquisition of parks, riding and hiking trails, fire stations, branch County building sites, institutions, etc. Most of the processed and recommended public land acquisitions were located in the southeasterly portion of the County. Especially is this true of the park sites. Golf Courses were recommended for the City Terrace and Eaton Canyon Park areas. One branch civic center was recommended for the Compton-Florence territory and a Justice Court and Library building for the Lake-wood subdivision development.

2. SCHOOL SITES

The large population shifts from cities to unincorporated areas which have taken place during recent years, along with the availability of State funds for the construction of school buildings, caused a 116% increase in the number of requests received from the various school districts for the Regional Planning Commission's approval of proposed school sites. The heaviest increase occurred during the last six months during which 70 proposed sites were studied as compared to 25 sites for the first six months. Approximately 50% of the requests came from school districts located in the southeasterly part of the County where much of the new subdivision development took place.

Of the 83 proposed acquisitions approved by the Regional Planning Commission 50 were **new** sites comprising 42 elementary schools, 7 high schools and 1 Junior College; 33 were **additions** to 27 elementary schools, 5 high schools, and 1 Junior College. Requests for approval of school site acquisitions were received from 41 different school districts, representing almost every unincorporated portion of the County.

3. HIGHWAY ALIGNMENT STUDIES

Highway alignments shown on the Master Plan had to be changed in many locations to facilitate development of subdivisions in adjacent areas. All realignment recommendations were submitted to the Interdepartmental Engineering Committee for approval, and the Committee's recommendations were in turn acted upon by the Regional Planning Commission. Some alignment changes required amendments to the Master Plan of Highways, and copies of all approved alignments were sent to the County Surveyor for survey and inclusion on his maps.

4. MASTER PLAN AMENDMENTS

A record number of 46 amendments to the **Master Plan of Highways** were prepared, the majority effecting changes in the southeasterly area of the County. Thirty-nine of

these were approved by the Board of Supervisors and became official changes to the Master Plan of Highways.

Two amendments to the **Master Plan of Shoreline Development** changed the acquisition priority of certain parcels of land in the El Segundo and Malibu Lagoon beach areas. These amendments were considered and approved by the Interdepartmental Engineering Committee before presentation to the Commission.

5. TENTATIVE SUBDIVISION TRACT MAPS

All tentative subdivision tract maps submitted to the Commission for approval were checked for conformance with the Master Plan of Highways, Shoreline Development, etc., and reports thereon made to the Subdivision Section. The monthly volume of these maps rose from 39 in July, 1949 to twice as many during March, 1950, with an increase for the 12 month period of 80%. Usually the highways located in proposed subdivisions had already been surveyed and indicated on the Surveyor's maps, but in several cases new alignment studies were necessary.

6. INTERDEPARTMENTAL ENGINEERING COMMITTEE

The members of this informal committee are the Road Commissioner, the County Engineer and the Director of Planning, who is usually represented by the head of the Highways and Parks Section.

All proposed changes in highway alignments and proposed amendments to the Master Plan of Highways or any other item which may affect the Master Plan are presented to this Committee for their consideration and recommendations. A majority vote is required for approvals.

7. GRADE CROSSING COMMITTEE

The section head also represented the Director of Planning at meetings of subcommittees appointed to meet in the field to consider and make recommendations concerning new grade crossings or grade eliminations at the intersections of highways with railroads. Reports were made to the Grade Crossing Committee, which in turn reports to the Public Utilities Commission.

8. FUTURE ACTIVITIES

In addition to routine matters, this section expects, during the coming year, to make detailed alignment studies and to recommend such amendments to the Master Plan of Highways as may be required in connection with the proposed construction of:

- a. The Whittier Narrows Dam.
- b. The Sepulveda Freeway between the Los Angeles River Freeway and the Orange County Line.
- c. The Ramona Freeway in the Glendora-Claremont-Pomona area.

C. Zone Change Section

Orville K. Christenson, Section Head

The intense building and subdivision activity experienced throughout the County, together with the growing number of precisely zoned areas, caused the filing of 30 more zone change applications than last years, which constituted a 75% increase. However, the number of zone change requests analyzed and reported on to the Regional Planning Commission did not increase proportionally because of a limited planning staff; yet a total of 63 zone changes were processed as compared to 50 for 1948-49. Additional workload data follows:

| ZONE CHANGE SECTION—1949-50 WORKLOAD DATA | | | |
|---|--------------------------|-----------|----|
| ZONE CHANGES REQUESTED AND PROCESSED: | | | |
| Applications Pending July 1, 1949 | | 21 | |
| Applications filed during year | | 70 | |
| Total Number of Applications | | 91 | |
| Applications Withdrawn during year because of inclusion in Zoning District Studies, etc. | | — | |
| Applications to be processed | | 91 | |
| APPLICATIONS PROCESSED: | | | |
| Approved by Commission | 54 | | |
| Disapproved by Commission | 9 | | |
| Total Number of Applications Processed | | 63 | |
| Applications Pending on June 30, 1950 | | 28 | |
| ORIGIN OF CASE AND ZONE CHANGE REQUESTED: | | | |
| INITIATED BY REGIONAL PLANNING COMMISSION: | | | |
| Zone Boundary Adjustment for New Subdivisions | 13 | | |
| Request from Board of Supervisors | 7 | | |
| Miscellaneous Zone District Adjustments..... | 11 | | 31 |
| INDIVIDUAL PETITIONS | | | |
| From | To | | |
| Residential | Commercial | 15 | |
| Single Family | Multiple Residence | 1 | |
| Residential | Factory | 3 | |
| Residential | Parking | 3 | |
| To a less restrictive zone..... | | 8 | |
| To a more restrictive zone..... | | 2 | 32 |
| Total Number of Zone Change Applications Processed | | 63 | |
| MISCELLANEOUS WORKLOAD DATA | | | |
| Final Map of Zone Change Prepared | | | 33 |
| Zoning Counter Activity | | Estimates | |
| Zoning Inquiries (personal) handled | | 19,725 | |
| Zoning Inquiries (telephone) answered | | 19,825 | |
| Business Licenses for Specified Use Approved as to Zoning | | 5,760 | |

Most of the requested changes were located in the southeasterly portion of the unincorporated territory, and were divided among 49 of the County's 86 Zoning Districts. Norwalk Zoning District, with a total of six requests for zone changes, exceeded all other Districts.

The great volume of other planning matters scheduled for hearing at each of the Regional Planning Commission's weekly meetings made it necessary to limit the number of zone change cases presented to the Commission to an average of five per month, which fact tended in some instances to extend the processing time per case to as high as five months. Efforts are now being made to reduce the time from filing date to Commission action to a maximum of two and one-half months.

1. NATURE OF REQUESTED ZONE CHANGES

Current emphasis on the many advantages resulting from the establishment of **neighborhood or community shopping centers** to supply the everyday needs of people living in a relatively limited area, accounts for about 50% of all requests for zone changes. The main reasons are that:

- a. Areas which have been zoned primarily for single family residential use were not intended to include the type of commercial centers now in demand.
- b. Many locations which were zoned for either restricted or neighborhood business ran along certain streets or roads and did not provide adequate space to accommodate the large, centralized commercial structures, with necessary off-street parking facilities, which are now preferred.

Another zone change category which ranked high in number of requests involved **R-3 (Multiple Residences)** zoning in areas now zoned for single family residences. This type of petition was in most cases initiated by a small group of people who might profit financially from such zoning to the detriment of others in the neighborhood. A number of these requests were therefore denied by the Commission, but in a few cases where the need for higher density residential development was established and the lots were of sufficient depth, R-2 zoning (Two-family residences) was recommended.

The present intensified demand for medium or low-priced housing with relatively small lots occasioned **several requests for reduction of the minimum lot area requirements** in areas that at present are zoned for residential lots with a minimum area of 7500, or more, square feet.

2. OTHER FUNCTIONS PERFORMED

Besides handling the investigations, analyses and reporting required on requested zone changes, this Section also includes a Public Zoning Information Counter where accurate, up-to-date zoning index maps are maintained for reference use by the department's planning staff. The checking and approval of some 5,700 business licenses for proper zone allocation was also performed in this section.

3. OUTLOOK FOR NEXT YEAR

It is difficult to predict what next year's workload will be, but present indications are that there will be no reductions in the number of requests for zone changes. The number of counter, telephone, and written inquiries regarding zoning matters have dropped noticeably in the last few months. However, this trend may not be sustained.

D. Conditional Use Permit Section

Fred M. Gebhart, Section Head

The technical investigations, analysis for, and recommendation to the Zoning Board for approval or rejection of petitions for Conditional Use Permits were performed by three of the staff members assigned to this section. The number of cases processed are those described under the Zoning Board's workload on Page 10. One of the three employees spent much of his time discussing with prospective applicants for Exceptions or Special Permits the various aspects of their cases. Through such discussions it was possible to discourage the filing of many petitions for Exceptions or Special Permits which under existing zoning provisions could probably not be granted.

Industrial Uses Survey

Considerable difficulty has from time to time been experienced with respect to interpretation of the classification of industrial uses permitted in the various manufacturing zones, especially in the segregation of basic uses from auxiliary uses or related functions. It was found that some broad classifications contained in the Zoning Ordinance were open to question, while certain uses not mentioned in the Ordinance were brought up by petitioners. The Commission, therefore, authorized a survey of industrial uses and two staff men were assigned to this project during the last six months of the year. Comprehensive findings resulting from 18 of these surveys and recommendations for some allocations of the specific uses involved, were submitted to the Regional Planning Commission and approved as follows:

| Type of Industry | Date Report Approved By R.P.C. |
|--|--------------------------------------|
| Die Casting (Metal) | 1-11-50 |
| Electroplating | 3-22-50 |
| Rolling Mills (Cold Rolled Strip Steel) | 5-10-50 |
| Synthetic Ammonia Mfg. | 5-10-50 |
| Mfg. of Caustic Soda by Electrolysis | 5-10-50 |
| Mfg. of Soda Ash (Sodium Carbonate) | 5-10-50 |
| Plastics Moulding | 6-28-50 |
| Mfg. of Chemical Fertilizer | 6-28-50 |
| Plastics Lamination (High Pressure) | 6-28-50 |
| Compounding of Solid Chemical Fertilizers..... | 6-28-50 |
| Compounding of Liquid Chemical Fertilizers.... | 6-28-50 |
| Plastics Extrusion | 6-28-50 |
| Metal Stamping (Presses) | 6-28-50 |

Reports on the following additional industrial classifications are nearing completion:

Type of Industry Being Surveyed

1. Processing of Concrete Products (Techkote Co.)
2. Mfg. of Bleach-Water
3. Plastic Lamination (Low Pressure)
4. Automatic Screw Machine
5. Forging (Hot Worked)

E. Zoning Investigation & Enforcement Section

Lorenzo D. Tweedy, Section Head

If the number of zoning violation reported to the Regional Planning Commission during the past year can be taken as an indication, the general public is becoming more aware of the necessity for complying with zoning regulations, for about 30% fewer reports of suspected violations were received. Although this decrease might mean that certain zoning violations were not reported, it is more likely that the decrease resulted from:

- (a) The excellent cooperation extended by local newspapers and civic organizations in keeping the public informed of the Regional Planning Commission's earnest endeavors to prevent and abate zoning violations, as well as the sentences of imprisonment and fines imposed by the Courts on violators who will not voluntarily comply with the zoning regulations.
- (b) The consistent efforts of this section's staff to follow up all reported zoning violations, and in most cases to secure conformance by explaining to the offenders the applicable zoning provisions, the reasons why they must be observed or legal exceptions obtained, and the possible punishment for failure to comply.

1. ORIGIN OF SECTION'S WORKLOAD

Requests received for the various types of investigations stemmed from the following sources:

| SOURCE OF WORKLOAD | Cases Received 1949-50 |
|---|---------------------------|
| Verbal or written complaints from individuals | 778 |
| Petitions signed by residents in a community | 27 |
| Requests from Building & Safety Department branch offices | 460 |
| Requests from Subdivision Section for investigation of subdivision violations or infractions | 5 |
| Violations discovered and reported by R.P.C. staff members | 266 |
| Outdoor advertising violations | 295 |
| Sheriff's Business License Applications | 122 |
| Conditional Use Permit Cases (Time Limit Expiration) | 143 |
| Total Number of Cases Received | 2,096 |

2. VOLUME OF WORK HANDLED

a. Investigations

The total number of violations investigated decreased about 35%; Business License Applications, checked for zoning conformance for the Sheriff's Office, remained the same. A new type of investigation was added a few months ago, namely: To ascertain that "Conditional Uses" of land, allowed for a limited period of time, are abolished when the permit expires. It is expected that this type of investigation will involve some 800 cases during the coming year.

The largest category of cases processed—that of **Land Uses** (including Subdivision Ordinance violations) dropped to only a little more than half of last year's figures, mainly because fewer cases were filed; but the processing of Outdoor Advertising Sign cases, on the other hand, jumped from 85 in 1948-49 to 460 in the past year, an increase occasioned to a great extent by a 1948 County Land Use Ordinance Amendment which allowed sign operators to erect structures in C-2 zones. This caused a rush to place signs in newly opened territories, and a heavy increase in State Applications which in turn were sent to the Regional Planning Commission for zone, setback, and size approval.

Detailed workload figures follow:

ZONING VIOLATION REPORTS RECEIVED, INVESTIGATED AND ABATED DURING 1949-50

| Type of Investigation Case | Received | | Total | Pro- cessed | Pending 6-30-50 |
|--|-------------------|----------------|-------|----------------|--------------------|
| | Pending 7-1-49 | During Year | | | |
| Land Use (Includes Subdivision Violations and Re- vocations | — | 1,533 | 1,533 | 1,306 | 227 |
| Advertising Signs (Bill Boards) | 246 | 295 | 541 | 460 | 81 |
| Business Licenses (Sheriff's) | — | 122 | 122 | 118 | 4 |
| Conditional Use Permits* (Time Limit Expirations) | — | 143 | 143 | 91 | 52 |
| Oil Wells | — | 2 | 2 | 2 | — |
| Dumps | — | 1 | 1 | 1 | — |
| Total Number of Investigation Cases | 246 | 2,096 | 2,342 | 1,978 | 364 |

*This type of case was investigated only during the last six months of the year.

First Calls: Average Number per Month 100

Subsequent Calls: Average Number per Month 200

b. Orders to Comply

A total of 309 "Orders to Comply" were issued for cases of zoning violations which were not abated immediately. Of these "Orders", 213 were complied with, while 96 had not been complied with at the end of the year. Legal action is being taken on 12 of the pending Orders. One of these cases involves a trailer court with some 35 trailers and action was filed against each trailer owner.

c. Court Cases

Criminal complaints were filed in the following 17 cases where the violators refused to comply.

All but one offender were found guilty by the Court:

1949-50 COURT CASES

| | |
|---------------|--|
| MONTROSE | Two cases of parking and repairing trucks in residential zones: Fined \$100. — 30 days jail sentence suspended under probation. |
| BELVEDERE | Junk Yard in residential zone: 60 days jail sentence suspended under probation. |
| SAN GABRIEL | Renting multiple dwellings in a single family residential zone: Fined \$300. — 60 days jail sentence suspended under probation to comply within 30 days. |
| GARDENA | Sash and Door Factory in a residential zone: Fined \$300. — 60 days jail sentence suspended under probation to comply within 30 days. |
| GARDENA | Commercial lumber yard in a residential zone: Fined \$300. — 60 days jail sentence suspended under probation to comply within 30 days. |
| CUDAHY | Public Trailer Court and Trailer Park in a residential zone: Dismissed as to owner of property. |
| CUDAHY | Public Trailer Court and Trailer Park in a residential zone: Taken off calendar pending application for change of zone. Change of zone failed. Case again set for September 29, 1950. |
| GARDENA | Public Trailer Court and Trailer Park in a residential zone: Guilty verdict. Case appealed. Civil action to restrain from further operations set for hearing September 12, 1950, Superior Court. In connection with above Criminal Case, 35 separate misdemeanor complaints were filed against the 35 separate trailer tenants. These were later dismissed upon conviction of trailer park owner. Tenants moved away. |
| BEVERLY HILLS | Trailer Park in residential zone: A verdict of not guilty was brought in by jury, which was subsequently reversed by Superior Court ruling on point of law. |

| | |
|------------------|--|
| EAST LOS ANGELES | Repair and storage of wooden boxes and crates in a residential zone: 30 days jail sentence suspended upon condition defendant comply within 30 days. |
| WHITTIER | Outdoor Advertising Sign in residential zone: Fined \$100. — Sentence suspended upon condition the defendant comply with zoning ordinance within 10 days. |
| WHITTIER | Outdoor Advertising Sign in residential zone: Fined \$50. — Jail sentence suspended upon condition the defendant comply with zoning ordinance within 10 days. |
| DOWNEY | Outdoor Advertising Sign in a residential zone: Fined \$100. — Jail sentence suspended upon condition the violation cease at once. |
| BURBANK | Real Estate Office in a residential zone: Jail sentence of 6 months suspended as defendant had complied prior to trial date. |
| SAN GABRIEL | Commercial Hog Ranch without necessary permit: Jury disagreed — Case re-set for September, 25, 1950. |
| MONROVIA | Real Estate Office in a residential zone: Fined \$100. — Sentence suspended upon condition the defendant comply with zoning ordinance within 30 days. |

Prosecution of zoning violation cases is handled through the District Attorney's office, and the preparation of factual evidence is directed by his deputies, who usually act as prosecuting attorneys during the trials.

One of the Zoning Investigation and Enforcement Section's employees is at present assigned almost full time to assist the Deputy District Attorneys with the collection and preparation of the required documentary evidence such as County and State records, sworn statements, photographs, etc. He also represents the Regional Planning Commission at the court trials, where he acts as the County's complaining witness. Some of the court cases were very time-consuming. One rather uncomplicated court trial lasted for a full week of actual hearing before a jury, and from start to finish covered nearly a year. Several have extended from 6 to 10 months, and others are still pending after continuations of nearly a year. These long-drawn-out cases usually involve well-paying commercial enterprises such as trailer courts, hog ranches, etc., that are located in wrong zones. At times the defendants' attorneys delay the ultimate outcome, of what started out as a simple zoning violation, for a year or more through appeals to the courts and bodies of higher jurisdiction.

F. Building & Safety Dept. Liaison Section

Alfred H. Meredith, Section Head

Before a building permit can be issued by the Department of Building and Safety it must first be approved by that department, or by the Regional Planning Commission, as to conformance with Zoning Ordinance provisions. To avoid having a large portion of the hundreds of thousands of building permits issued annually routed through the office of the Commission for approval, a method was devised a few years ago through which the checking and approval of all **routine** building permits can now be performed in the Building Department's district offices. This was accomplished by having three Regional Planning Commission employees maintain up-to-date Zoning Maps in the Building Department's field offices, and provide zoning information in these offices to both the public and field office personnel. It is still necessary, however, to refer to the Regional Planning Commission's office the building permits and public inquiries which involve **special zoning problems**.

The enormous volume of building permits issued this year, the institution of a new unified house numbering system by the County Surveyor, and the effects of various Zoning Ordinance amendments were the main factors which contributed to significant increases in this section's workload.

The following workload table indicates the functions performed and corresponding increases over last year.

BUILDING DEPARTMENT LIAISON SECTION—WORKLOAD DATA

ESTIMATED AND ACTUAL TOTALS

| ACTIVITY | 1949-50 | Increase or Decrease Over 1948-49 |
|--|---------|---|
| 1. Building Dept. Branch and District Office Visits | 1,304 | 334 |
| 2. Building Permit Applications Approved or Denied | 890 | 421 |
| 3. Sites or Uses Inspected | 634 | 387 |
| 4. Building Department Maps Revised and Checked | 4,270 | 3,080 |
| 5. Building Department Maps Renewed | 229 | (—146) |
| 6. Planning Data Folders Amended | 645 | 13 |
| 7. County Survey Maps Analyzed and Condensed Form Pre- pared | 282* | 282 |
| 8. Public Inquiries regarding zoning and set-back ordinance provisions answered | 2,593 | 557 |
| 9. Conferences with Building Department Personnel | 1,519 | 200 |
| 10. Miscellaneous Departmental and Interdepartmental Confer- ences | 882 | 153 |
| 11. Conditional Use Case Maps Traced and Routed to Districts | 162* | 162 |

*New function since 1-1-50

One Zoning Ordinance amendment (#5447) especially, caused a tremendous amount of map revision work, for it required that Half-Streets, and Major and Secondary Highway lines be placed on all Building Department House Numbering Maps. About 50% of this work has now been completed.

This amendment also made it necessary to inspect many more building sites than last year, for application of 40-foot and 50-foot set-back line restrictions, which it established, often could not be applied without inspection of the locations involved.

Efforts are now being made to eliminate the necessity for having Planning Commission employees make regularly scheduled trips to the Building Department's field offices for the purpose of handling the **special zoning problems** that arise in connection with the issuance of building permits. It is thought that since the same type of problem situation may occur from time to time in various field offices, a person in the Building Department's Central Office should be assigned to coordinate and transmit both the information required from the Commission and the answers or decisions given. The personnel of the Liaison Section will, however, be available for such district office visits and building site inspections as the Department of Building and Safety may request, and will continue to maintain the field offices' zoning maps.

VI

ADVANCE PLANNING DIVISION

John L. Richerson, Division Head

During the past year this Division has been faced with the problem of not having sufficient manpower to engage in all the important advance planning studies programmed at the beginning of the year, mainly because the heavy pressure of work in the Plan Administration Division made it difficult to assign more than a minimum staff to advance planning work. Nevertheless, the zoning of four new districts and the rezoning of seven previously zoned districts was completed and approved by the Board of Supervisors; a number of much needed community coordination plans were developed, and about twenty special studies were conducted and reported on. Much time was spent by both the Division Head and members of his staff on the revision of the Zoning Ordinance, which may be ready for printing during the early part of next year.

A description of the work performed by the four Sections of this Division follows.

A. Zoning Districts Section

Jack A. Barnes, Section Head

1. ZONING DISTRICTS

Although this Section was somewhat understaffed for many months, a slightly greater amount of zoning work was completed in 1949-50 than in the previous year. Rapid development of new subdivisions in heretofore thinly populated areas required much emergency rezoning to establish new residential and commercial zones, and little inroad

was therefore possible on the precise zoning of many square miles of territory in the Malibu, Calabasas and North County areas, which for several years have been scheduled for study.

Comparative zoning figures for 1948-49 and the past year are shown below.

S Q U A R E M I L E S

| Zoning Completed | 1948-49 | 1949-50 | Increase/ Decrease |
|--|---------|---------|-----------------------|
| Zoning of new districts | 50 | 22 | (—28) |
| Rezoning of existing districts | 42 | 73 | 31 |
| | — | — | — |
| Total Sq. Miles zoned or rezoned | 92 | 95 | 3 |

Although four **new** zoning districts (listed below) were completed, the total number of Zoning Districts only increased to 86, from 84 last year, because certain Zoning Districts were either divided, combined, or abolished:

The following listing shows the amount of zoning work performed by this Section during the past twelve months:

New Districts Zoned and Ordinances Adopted:

| | Ordinance Adopted | Square Miles |
|------------------------------|----------------------|-----------------|
| (1) Charter Oak | 6-27-50 | 8.76 |
| (2) El Nido | 5-16-50 | .26 |
| (3) Gardena Valley | 4-4-50 | 6.44 |
| (4) Northeast Pasadena | 12-13-49 | 6.85 |

Total square miles zoned: 22.31

Existing Districts Rezoned and Ordinances Adopted:

| | Ordinance Adopted | Square Miles |
|--|----------------------|-----------------|
| (1) Altadena | 5-9-50 | 9.47 |
| (2) Azusa - Glendora | 9-20-49 | 13.77 |
| (3) Downey | 12-13-49 | 11.33 |
| (4) Palmdale | 12-13-49 | 23.82 |
| (5) Rivera | 12-20-49 | 6.17 |
| (6) Whittier Downs | 1-31-50 | 3.11 |
| (7) Southeast Whittier (West- erly 68%) | 12-13-49 | 5.29 |

Total square miles rezoned 72.96

New Zoning Districts Studies in Process:

| | Square Miles |
|---|-----------------|
| (1) Los Nietos-Santa Fe Springs) | 6.83 |
| (2) Playa Del Rey)90% complete.. | 3.65 |
| (3) Artesia (Base Map & Land Use Inventory Completed) | 17.30 |
| (4) Lakewood (Base Map Completed) | 16.09 |
| (5) South El Monte (Base Map & Land Use In- ventory Completed) | 3.80 |
| (6) Bell Gardens (Base Map Completed) | 2.96 |
| Total Square Miles Under Study— | |
| New Zoning | 50.63 |

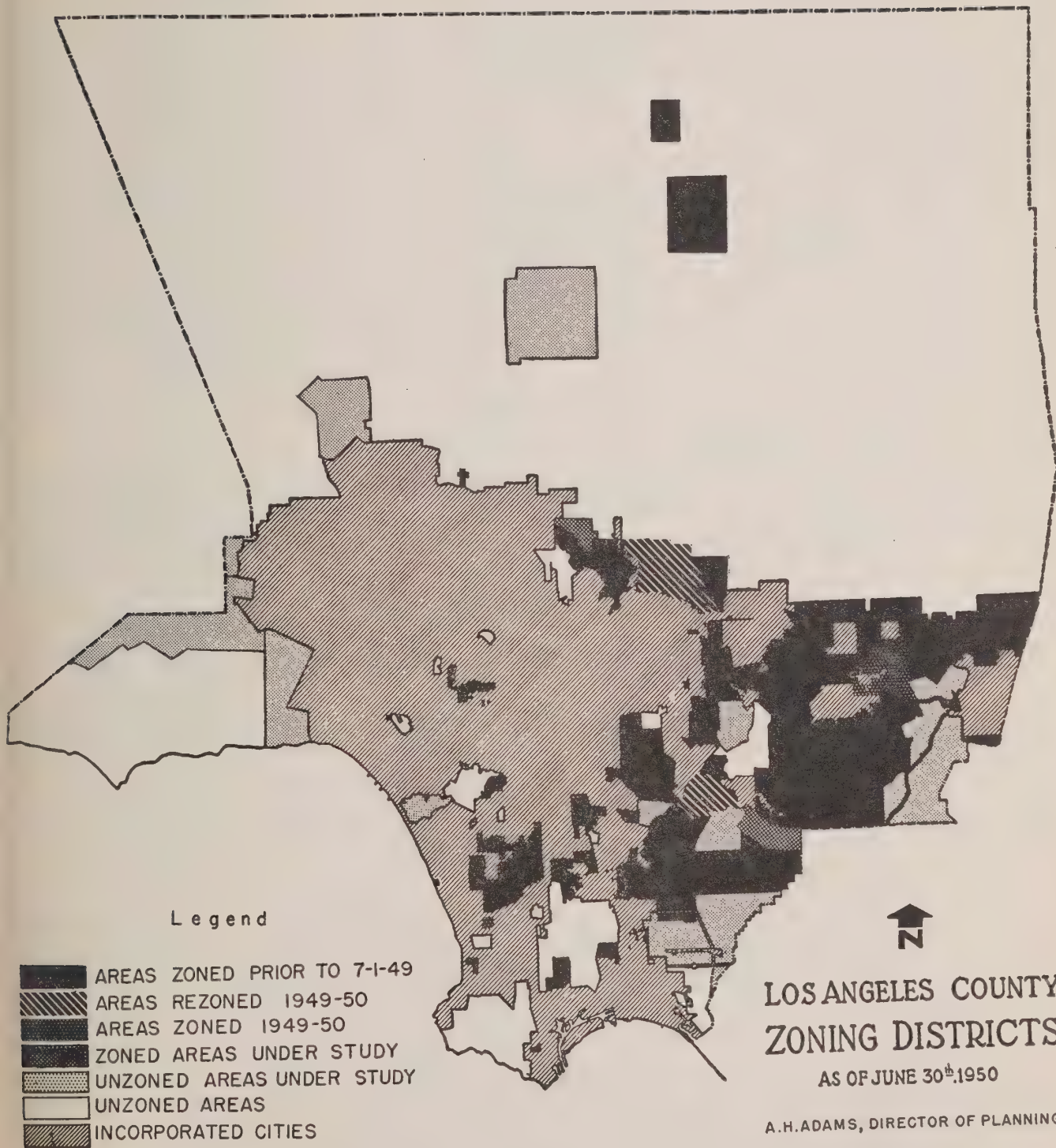
Rezoning Studies in Process:

| | Square Miles |
|---------------------------------|-----------------|
| (1) La Crescenta | 3.58 |
| (2) Southeast Whittier | 5.30 |
| (3) San Jose | 38.53 |
| Total Square Miles Under Study— | |
| Rezoning | 47.41 |

Los Angeles County spreads over an area of 4,083 square miles. Incorporated cities cover 745 square miles. Of the 3,338 square miles of unincorporated territory, only 365 miles have been zoned to date; but since the remainder of 2,973 square miles of unzoned area contains approximately 1,500 square miles of mountainous area, only about 1,473 square miles may require possible future zoning. The following table shows the size of the major zoned areas, and the map on page 39 portrays their locations.

| Major Zoning Areas in Los Angeles County | Total Area | Zoned Area | Unzoned Area | Zoned Area Under Restudy | Unzoned Area Under Restudy |
|--|---------------|---------------|-----------------|-----------------------------|-------------------------------|
| | S Q | U A | R E | M I L | E S |
| Incorporated Cities | 745 | 745 | | | |
| Unincorporated Area: | | | | | |
| San Clemente and) Santa Catalina) Island) | 130 | | 130 | | |
| North County Area | 2,546 | 30 | 2,516 | | 165* |
| Malibu and Calabasas | 173 | | 173 | | 173* |
| Coastal Plain Area | 489 | 335 | 154 | 47 | 51 |
| Total Square Miles | 4,083 | 1,110 | 2,973 | 47 | 389 |

*Still in the initial stages



2. IMPROVED METHOD OF ZONING NEW AREAS

The zoning of the **Charter Oak District** had special significance in that the method used was different from any previously tried. A futile attempt to zone the district had been made in 1944 which resulted in the strengthening of the foothold of the anti-zoning groups. It was therefore thought advisable to reopen this project by conducting a thorough educational zoning program in the area. For this purpose the district was divided into six sections, each guided by a chairman chosen by the local property owners. Many committee meetings were required and the Press did an excellent job in giving space for educational and publicity articles. Questionnaires listing zones and lot areas applicable to the district, and including the question as to whether the territory should remain unzoned, were sent out to all property owners. The chairman compiled the results which revealed a heavy majority in favor of a reasonable zoning plan. The results of the questionnaires were used in the preparation of the zoning plan, and as a result no major objections to the plan were evidenced at the hearings held before the Regional Planning Commission and the Board of Supervisors. The successful procedure used for gaining sufficient public confidence and cooperation to complete this zoning program is illustrated pictorially on page 41.

3. THE ZONING ORDINANCE

Considerable time was spent in preparing a detailed index for a revised Zoning Ordinance. Twenty-five or more illustrations, which will be included in the new Ordinance, are approximately 40 per cent complete. It is believed that these two refinements will provide a ready reference system, so that the various provisions of the Ordinance can be found quickly, even by persons not familiar with the Ordinance.

4. EL PORTO ZONING DISTRICT

A technical study of setback conditions in this District was made at the request of the Department of Building and Safety. A map and report were prepared and referred to the Commission.

5. ZONING PROBLEMS

a. Hog Ranch Zoning

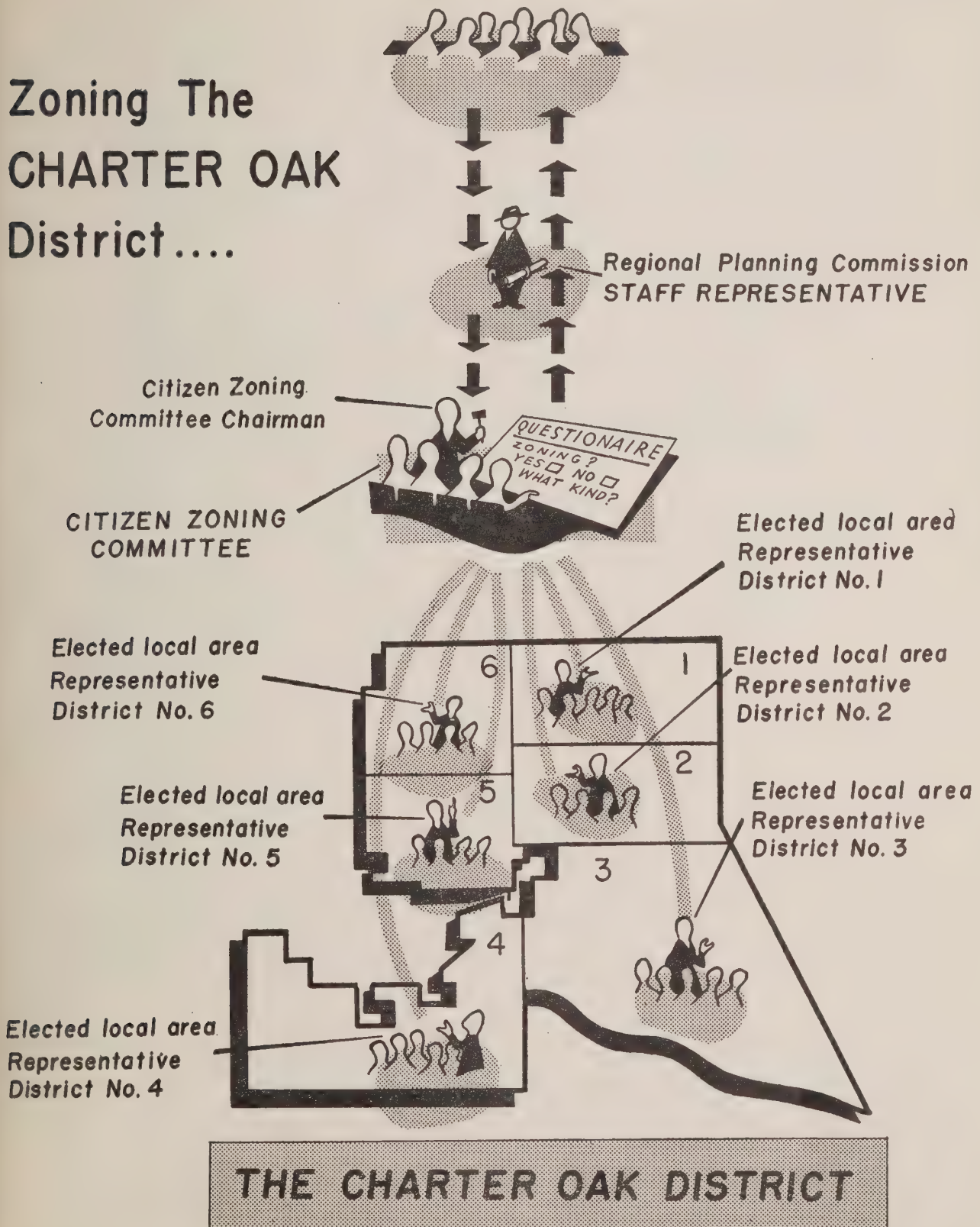
Many conferences were held with hog ranch operators, public officials and property owners in attempting to find a suitable location for a **hog ranch zone**. The two major problems involved in finding such a location are: (1) to find an area where nearby property owners will not be adversely affected and where objections will be at a minimum, and (2), a location where the length of truck haul is not too great to make garbage disposal uneconomic, or where rail facilities can be provided. Several areas have been inspected, and it is hoped that during the next year it will be possible to apply Zone A-2-H to some specific area.

b. Oil Extraction Zoning

The problem of providing equitable zoning regulation for the extraction of oil was solved by setting up conditions in the M-1 Zone which were applied to the oil

The REGIONAL PLANNING COMMISSION

Zoning The CHARTER OAK District



Sandy

field in the Los Nietos-Santa Fe Springs District, which district is now awaiting a public hearing before the Board of Supervisors.

c.

In contrast to the usual demands for lower minimum lot area requirements, two of the districts which were rezoned during the year brought forth a demand for much higher lot sizes. In the Altadena and La Crescenta Districts the basic 5,000 square foot minimum lot area had been in effect for many years, but the areas were both substantially developed to a much higher standard. Although subdividers objected strenuously to any change, the property owners in both districts put up such a strong argument that the basic minimum lot area was raised to between 7,500 and 20,000 square feet.

6. FUTURE ZONING PLANS

During the coming year it is planned to complete the precise zoning of the presently unzoned area south of the mountains as well as the several semi-mountainous areas.

B. Master Plan & Design Section

Edward J. Till, Section Head

In spite of the fact that this Section's staff was short two men throughout almost the entire year, an impressive number of community plans and special projects were prepared. The depleted staff, plus the greater number of man-hours required for analysis of almost twice as many proposed subdivision tract maps as last year, made it impossible to undertake some of the advance planning work originally scheduled. It should also be noted that a number of this Section's assignments are continuing projects which will, in some cases, not be completed for several years.

A description of the variety of advance planning and special studies handled by this Section follows:

1. MASTER PLANS AND COMMUNITY DEVELOPMENT PLANS

No Master Plans were completed, but studies are under way relative to the **East Whittier** and **East Pasadena Community** Plan areas.

In the **East Whittier** area base mapping was completed. Coordination of the pending subdivisions within the area, and the effect of the Master Plan of Highways and Freeways on the community was studied. At present the staff is engaged in bringing up to date the land use inventory for this large area.

Necessary mapping for the **East Pasadena** Master Plan was completed. The remaining work will probably be completed within the next six months.

A Development Plan for the **Juvenile Hall** area was requested by the Board of Supervisors. This study involved an examination of uses in the area, as well as present and future plans of the affected County departments, and coordination of such plans with the City of Los Angeles and the different colleges interested in locating adjacent to the County General Hospital. Lack of manpower slowed up progress on this project, but coordination conferences relative to particular phases of present development plans are now being held.

2. COMMUNITY COORDINATION PLANS

a. Branch Civic Centers

(1) Altadena Branch Civic Center

Proposed plans for this Civic Center presented a somewhat controversial issue with the residents of Altadena; and the main problem was therefore to coordinate the needs of the County with the wishes of the property owners by recommending a suitable site for a Branch Civic Center, the location of which would not detract from property values.

This study involved: a change of zone, determination of the functions to be housed within the proposed center and the space requirements for each function, coordination of the space needs with existing developments on the site under consideration, space required for off-street parking, as well as peculiar configuration of the site.

Many meetings were held with representatives of property owners' and citizens' groups, with all County departments that anticipated branch locations at the Center, and with the Fire Protection District representatives, to determine what was in the best interests of all parties concerned. When a suitable site was finally agreed upon and recommended to the Board of Supervisors, it was approved by that body and subsequently purchased by the County.

Because of the diverse problems encountered in developing this plan, and the achievement of final agreement among opposing interests, the approved map for the Altadena Civic Center was considered to be of sufficient interest to include it on page 45. Architectural plans are in preparation by the Mechanical Department for the proposed Building & Safety Department building, the Justice Court, and Health Department quarters.

(2) The East Los Angeles Civic Center

The County's proposal to acquire the property situated south-easterly of the intersection of Goodrich and Whittier Boulevards, and subsequent controversial developments relative to that acquisition, necessitated a study of the entire East Los Angeles area relative to other possible locations for the proposed East Los Angeles Civic Center. The survey was completed, and a preliminary report was drafted.

(3) The Lennox Civic Center

Controversy arose within the Lennox community relative to a proposal for opening 107th Street through the Lennox Civic Center, which is the newest and best example of a well-planned branch civic center. It was fortunately found unnecessary to open 107th Street through the area. The exact location of a Justice Court building was also discussed. The staff concluded and recommended that the site under consideration was not suitable for this purpose.

(4) The Downtown Civic Center

Several conferences were attended relative to the location of the proposed Superior and Municipal Courts buildings. Various proposals were analyzed and reports transmitted to both the Board of Supervisors and property owners' groups. This study is to be continued during the coming year.

(5) Branch Civic Centers

A map was prepared for publication purposes showing the location of branches of County departments situated throughout the County.

b. Parks and Nurseries

(1) Altadena Park

This involved the location of a park site in the westerly portion of Altadena, a section that was rapidly developing residentially. A parcel of land suitable for the purpose was found and recommended for acquisition to the Board of Supervisors.

(2) Del Aire Park

Rapid residential development in the vicinity of the City of El Segundo and the City of Hawthorne necessitated finding a suitable location for a park. An area north of El Segundo Boulevard and east of Aviation Boulevard was selected and recommended to the Board of Supervisors for acquisition.

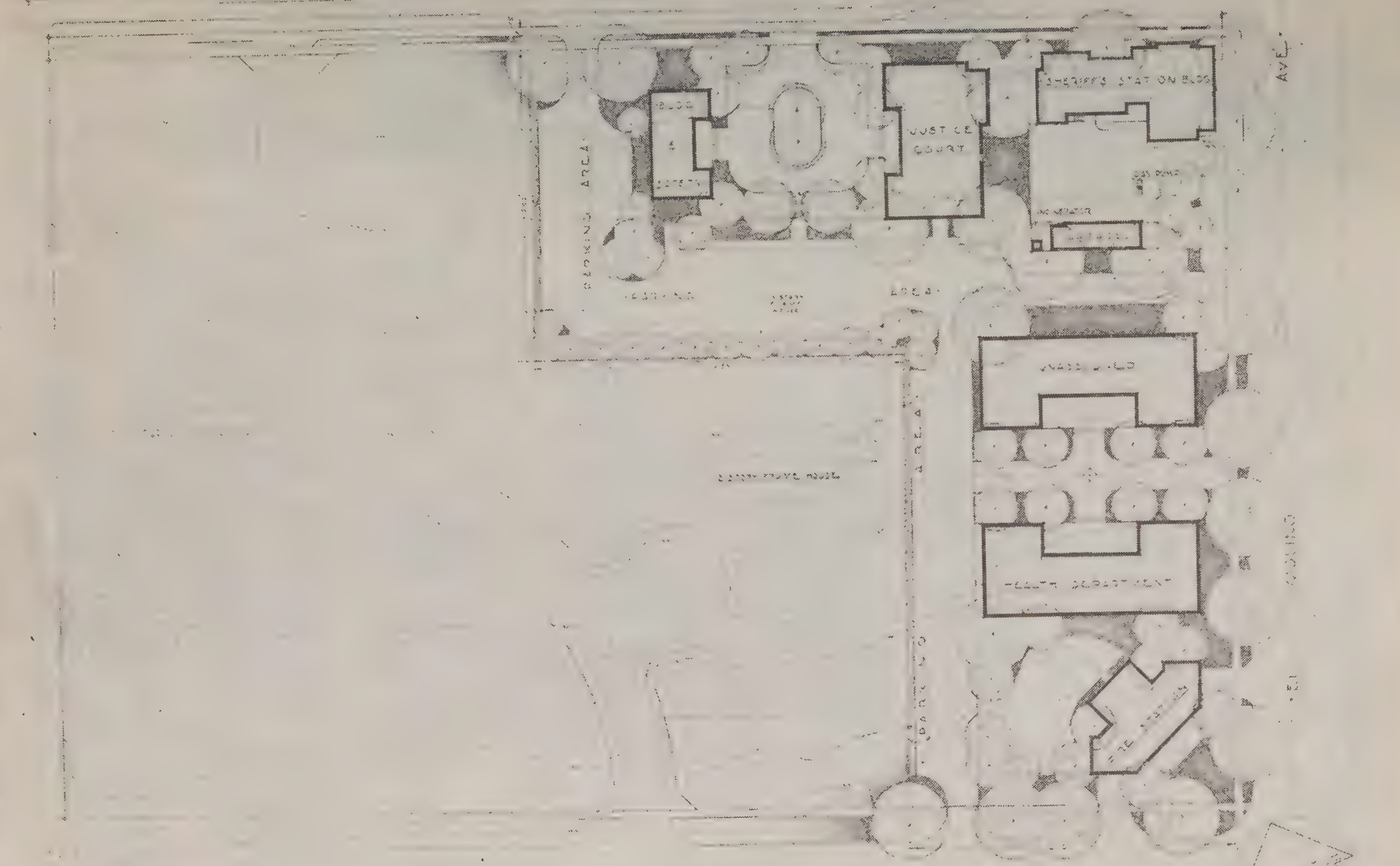
(3) Laguna Dominguez Park

The proposed location of Laguna Dominguez regional park in the southwest portion of Los Angeles County was analyzed as to its feasibility, possible effect on existing land developments within the area, and possible benefits to the people of the County as a major recreational area. Findings indicated that the site was unsuitable for regional park purposes; would involve a very large expenditure for acquisition; and would be of questionable value from a recreational standpoint when developed.

Some of the considerations leading to this decision were those of the flood control problems within the area, the number of cut and cover dumps now operating, its adjacency to very heavy industrial uses that were contributing to extreme water pollution and the general configuration of the land.

(4) Del Amo Nursery

This nursery is located in the south central portion of Los Angeles County in the vicinity of Dominguez Hill. It was studied for possible acquisition as a regional park for the south portion of the County. A preliminary report was prepared and final action deferred pending joint study by the Regional Planning Commission and the City of Long Beach Planning Commission relative to the precise location of this regional park.



PROPOSED PLAN:
ALTADENA CIVIC CENTER

THE REGIONAL PLANNING COMMISSION

$\frac{1}{\sqrt{2}} \begin{pmatrix} 1 & i \\ -1 & i \end{pmatrix}$

COUNTY OF LOS ANGELES

c. Schools

(1) The Lakewood Area

The Advance Planning Division was instructed by the Regional Planning Commission to consult with the Long Beach Unified School District relative to school site requirements within the area, and with other interested parties relative to possible recreational needs. Subdivision activities in this district necessitated immediate action on this project. Conferences were held with the school authorities and final findings were presented to the School Board and to the Regional Planning Commission for their consideration. The tentative map submitted was approved, and school district boundary adjustments recommended were finally agreed upon by the two adjoining school districts.

(2) The San Gabriel City School District

Rapid development within this city school district, which includes part of the unincorporated portion of Los Angeles County, was referred to this section for a complete land use survey. Lack of personnel prevented completion of more than a small amount of preliminary work on this assignment.

(3) Duarte Schools

The many disapprovals of school site acquisitions within this area, due to flood hazard, coupled with the many approvals of subdivisions and subsequent development of the subdivisions, occasioned the school district to request a survey of the area and recommendation of possible school sites. The report is pending.

(4) La Canada Schools

The need for additional school facilities in the La Canada area necessitated a land analysis of possible sites for the district south of Foothill Boulevard. A study was made and three alternate sites recommended for acquisition by the school district.

d. Community Designs

(1) Downey Area

Rapid development within the Downey Area made necessary the study of the district for possible neighborhood commercial zones as well as for transitional areas between industrial districts and adjacent residential areas. This study has been deferred pending conferences with property owners.

(2) Gardena Valley Area

A community plan for this area in the south central portion of Los Angeles County was submitted for analysis by Mr. Gordon Whitnall, Planning Consultant. The staff concluded that this community plan was suitable for the district and a zoning plan was prepared accordingly.

3. SPECIAL ASSIGNMENTS

a. Wayside Honor Farm

The Sheriff's proposal to change the location of a war surplus chapel building from the Long Beach Municipal Airport to the Wayside Honor Farm at Castaic

was referred to this section to ascertain whether it conformed to the Master Plan of Development for Wayside Honor Farm. When it was determined that the proposed location did not conform to the Master Plan, it was recommended that the chapel building be not moved to Castaic.

b. Delinquent Tax Land Sales

The County Assessor's sales lists of delinquent tax lands were examined, prior to auctions, for parcels and parts of parcels that should be held for public purposes. Reports were prepared and transmitted to the affected agencies. The many tax delinquent parcels within the Chatsworth, Garden of the Gods-Twin Lakes Area, necessitated a study of that district for the possibility of retaining tax deeded parcels within the public domain for a future mountain recreation park. The complete report of this project is pending. A staff member from this section attends the meetings of the Tax Delinquent Lands Committee, which committee evaluates County policy as to tax deeded property problems and submits its recommendation to the Board of Supervisors.

c. Downey Zoned District

Proposals relative to the details of transitional areas between zones, adjustment of boundaries of zones for subdivisions, plus proposals to establish business districts area requirements, etc., were referred to this section for analysis. The study was completed, public hearings advertised and held, and the final ordinance changes made.

d. Freight Line Bypass

The proposal of the Southern Pacific Railroad to construct a bypass freight line adjacent to the San Gabriel River from Whittier to Firestone Boulevards necessitated an analysis of that area and the preparation of maps and diagrams for consideration by other affected departments as well as the railroad. This study will be continued during 1950-51, and coordination conferences are at present being conducted.

e. Palmdale Area Requirements

Local controversy within the Palmdale District relative to minimum area requirements for agriculture and residential uses made necessary the advertising of hearings for possible change of area requirements for that district. The completion of this study is set for October, 1950.

f. Subdivision Tract Maps

Approximately 565 tentative tract maps submitted for approval to the Regional Planning Commission were examined and recommendations submitted to the Sudivision Section regarding present development, effect on present and future studies and plans, needed study in particular instances, etc. This is a continuing assignment.

g. Incorporation of Baldwin Park and Bell Gardens

The Board of Supervisors ordered the Regional Planning Commission's staff to prepare maps, assessed valuation charts and population estimates for proposed incorporation of Baldwin Park and Bell Gardens as sixth class cities. These were prepared, explained at public hearings and filed with the Board of Supervisors.

h. East Los Angeles Junior College

A proposal to expand the East Los Angeles Junior College to the west of the existing approved site necessitated a study as to the street treatment, drainage, and involved a public use case before the Zoning Board. This study was completed and the acquisition approved.

i. Fort Moore Hill Memorial

Certain architectural groups recommended construction of a monument to war dead with a waterfall type of treatment on the northeasterly face of Fort Moore Hill in the vicinity of relocated Hill Street. The proposal was studied, sketches prepared, coordination conferences held with the Department of Public Works representing the State of California, Civic Center Authority, and other public agencies. A report on the findings was submitted to the Board of Supervisors.

j. Location of Hog Ranches

The many controversial meetings before the Zoning Board and the Board of Supervisors occasioned an order by the Board of Supervisors for a study of suitable locations for hog ranches. Pursuant to that order a map showing the hog ranches in the Antelope Valley Area was prepared. This is a continuing study.

k. Location of the State College

A study was made of the State of California's proposal to construct a State College in the southeasterly portion of the County to serve the population of the southern part of the State. Advantages and disadvantages of the various proposed locations were discussed during conferences with members of the Division of School House Planning of the State of California.

l. Aviation Department

The Aviation Department requested the preparation of many maps, diagrams, charts, etc., relative to the Palmdale Airport and other airports now owned by the County or proposed for acquisitions. This work required a considerable amount of staff time.

4. NEXT YEAR'S PROGRAM

Subject to availability of staff, and the many anticipated requests for special planning surveys and studies, it is intended during 1950-51 to complete the Southeast Whittier Plan as well as the East Pasadena Master Plan and to begin studies on bringing the Master Plan of Parks up to date. The Master Plan for the General Hospital Area should also be started.

C. Map and Ordinance Section

Edward T. Walker, Section Head

During the past year this Section delineated and checked all **Official Plans** for new and revised Zoning Districts, a total of 11, whereas last year only **two** Official Plans were delineated and 14 were checked by this Section. The increase in output was made possible through improved procedures and team work.

These Official Maps were prepared so that every boundary line, either exterior boundary of district or boundary between zones, were precisely and legally described and

can be located on the ground, by an engineering survey, within one hundredth of a foot ($1/100' = 1/8''$). This precision or exactness was necessary to prevent misinterpretations and the possibility of lawsuits against the County of Los Angeles. All mathematical calculations for the establishment of Zone and District Boundaries and relevant land use statistics for these zoning districts were also made and checked by this section.

Other functions performed in this Section include:

1. Preparing, checking and correcting Legal Notices announcing Commission and Board of Supervisors Hearings on establishment of new zoning, rezoning and zone changes.

2. Checking and correcting Zoning Ordinance amendments and changes of Official Zoning Plans.

The following table shows the increased volume of work performed during the past year.

MAP AND ORDINANCE SECTION—COMPARATIVE WORKLOAD FIGURES

| FUNCTIONS | 1949-1950 | | 1948-1949 | |
|--|-----------|-------------------|-----------|-------------------|
| | No. | Area in Sq. Miles | No. | Area in Sq. Miles |
| Zoning Districts | | | | |
| Legal Notices Checked | 21 | — | 33 | — |
| Maps Prepared & Checked for: | | | | |
| New Districts | 4 | 22.31 | 10(*)(**) | 59.47(*)(**) |
| Existing Districts | 7 | 72.96 | 6(*) | 41.93(*) |
| Totals | 11 | 95.27 | 16 | 101.40 |
| Changes of Zone | | | | |
| Legal Notices Checked | 60 | — | 58 | — |
| Official Maps Prepared and Checked | 45 | — | 20 | — |
| Miscellaneous | | | | |
| Urgency Districts | 3 | 20.20 | 0 | 0 |
| Zoning Status Map | 1 | 4.57 | — | — |
| Total | 4 | 24.77 | 0 | 0 |

*The Map and Ordinance Section checked all of the 1948-49 fiscal year plans but only prepared two of these plans.
 **Two of these districts with an area of 9.16 square miles were abandoned due to lack of support from property owners in the districts.

In addition, 43 Official Zone Change Maps were checked and corrected, and 60 Legal Notices announcing Regional Planning Commission Hearings on Zone Changes were prepared, checked and when necessary revised.

The Zoning Districts for which Official Plans, Legal Notices and Ordinances were processed are shown in the table on the next page.

Close attention was also given to the reduction of publication costs of Official Plans, consistent with legibility. This was accomplished by careful layout work on the original drawings to make possible a maximum reduction of the map which is published as a part of the ordinance. In this manner it has often been possible to reproduce the maps

MAP AND ORDINANCE SECTION

1949-50 WORKLOAD DETAIL FOR ZONING DISTRICTS

| ZONING DISTRICTS | OFFICIAL PLANS | | | LEGAL NOTICE OF PUBLIC HEARINGS (Board of Supervisors) | | | ORDINANCES | | | Area of Dist. in Sq. Miles |
|--|----------------------|---------|---------|--|---------|---------|--|---|-----------------------------|----------------------------------|
| | Delin- eated | Checked | Revised | Pre- pared | Checked | Revised | Dist. or Zon. Area B'dries Percentage | Legis- lative Excep'ns Completed | B S Ord. Adop'n. Date | |
| | Percentage Completed | | | Percentage Completed | | | | | | |
| New Districts | | | | | | | | | | |
| 1) Charter Oak | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 6-27-50 | 8.76 |
| 2) El Nido | 100 | 100 | 100 | 100 | 100 | 100 | 100 | — | 5-16-50 | .26 |
| 3) Gardena Valley | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 4-4-50 | 6.44 |
| 4) Los Nietos-Santa Fe Springs | 75 | 10 | — | 100 | 100 | 100 | — | — | — | 6.83* |
| 5) Northeast Pasadena | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 12-13-49 | 6.85 |
| 6) Playa Del Rey | 85 | 0 | — | 100 | 100 | 100 | — | — | — | 3.65* |
| | | | | | | | Grand Total, 6 Dist's | | | 32.79 |
| | | | | | | | Completed Total, 4 Dist's | | | 22.31 |
| | | | | | | | Partially Completed, 2 Dist's* | | | 10.48* |
| Rezoned Districts | | | | | | | | | | |
| 1) Altadena | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 5-9-50 | 9.47 |
| 2) Azusa-Glendora | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 9-20-49 | 13.77 |
| 3) Downey | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 12-13-49 | 11.33 |
| 4) La Crescenta | 85 | 50 | 50 | — | — | — | — | — | — | 3.58** |
| 5) Palmdale | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 12-13-49 | 23.82 |
| 6) Rivera | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 100 | 12-20-49 | 6.17 |
| 7) Whittier Downs | 100 | 100 | 100 | 100 | 100 | 100 | 100 | — | 1-31-50 | 3.11 |
| 8) Southeast Whittier (West'ly 68%).. | | | | 100 | 100 | 100 | 100 | — | 12-13-49 | 5.29 |
| | | | | | | | Grand Total, 8 Districts | | | 76.54 |
| | | | | | | | Completed Total, 7 Districts | | | 72.96 |
| | | | | | | | Partially Completed, 1 District** | | | 3.58 |
| Miscellaneous | | | | | | | | | | |
| 1) Artesia Industrial District | | | | | | | 100 | 100 | 3-21-50 | 15.87 |
| 2) Bell Gardens Industrial District | | | | | | | 100 | 100 | 5-16-50 | 2.96 |
| 3) Gardena Valley Temporary District | | | | | | | 100 | 100 | 4-4-50 | 1.37 |
| 4) Garvey, Wilmar, Potrero Heights) Prepared map showing zoning from its Garvey Hills Zoning Status Map) inception to present time | | | | | | | | | | 4.57 |
| Total | | | | | | | | | | 24.77 |

June 30, 1950

at one-ninth of the original area instead of one-fourth by using one-third linear reduction instead of the normal one-half.

D. Street Naming Section

George M. Kerry, Section Head

The volume of work handled by this Section consisted of establishing or changing approximately 730 street names. In addition two County-wide projects were also undertaken which involved approximately 400 street name changes.

1. ORIGIN OF ASSIGNMENTS

The workload of the Street Naming Section originated from various sources:

The Board of Supervisors ordered the work on one project, and one street-naming district. The County Surveyor requested assistance on one project and three districts, in addition to numerous other name-changes needed to correct errors in recordation of Tracts. The County Road Commissioner recommended several name changes. Civic bodies, including city councils, chambers of commerce, etc., requested assistance on street naming problems in three cities and one district. Individuals or groups of property owners presented nine requests for renaming of streets.

2. WORK PERFORMED

A unified street name and numbering system for the **Artesia Street Naming District** was completed, and approved by the Board of Supervisors on November 9, 1949. The district has an area of approximately 20 square miles and the names of 127 streets were changed. Community reaction was, on the whole, favorable to the suggested name changes, but one or two instances of determined opposition had to be overcome.

Preliminary work was started on the **Lugo District** during the early part of 1949, and has been carried on intermittently over an area which includes the cities of Lynwood and Compton along with contiguous County territory. Considerable difficulty was experienced in getting agreement from the jurisdictions concerned to change their street names, and the general community reaction appeared to be for postponement of any action. Some active opposition was also encountered. It was therefore necessary to prepare a number of detailed street maps for presentation at combined meetings of the city councils and planning commissions of both Lynwood and Compton in order to achieve acceptance of the proposed name changes. Several of the proposed name changes in this District are now agreed upon, and the entire project may be completed by the spring of 1951.

In February 1949, the Board of Supervisors ordered a county-wide survey **"to determine the possibility of having highways which intersect freeways bear the names of the communities into which they lead"**. When shortly thereafter work on this project was started, considerable opposition was met from the many jurisdictions contacted. To date five changes of highway names in this category in the San Gabriel Valley have been presented in map form to the Regional Planning Commission and the Board of Supervisors. Two of these have been approved. Since this project is only about 20% complete it will be continued in the coming year.

Another County-wide project—that of developing a **Master Plan of House Numbering**—has been started, but further work will be postponed until the County Surveyor's plans on this subject are nearer completion.

Staff work has been about 50% completed on the street name changes deemed necessary in the **Azusa-Covina-Glendora District**. Separate street maps for each of these cities were prepared and the desired name changes discussed at meetings with each of the three City Planning Commissions, a committee of representatives of service clubs in the Glendora area, and the Kiwanis Club of Glendora. Unfortunately, all three cities wish to postpone further action and seem somewhat inclined to disregard the street name problems of other County areas from which they are isolated by distance and citrus groves.

Some preliminary map and contact work was done in the Bellflower-Paramount, Culver City, West Covina, Pomona, and Whittier Street Naming Districts. These cities have asked for assistance in eliminating duplicated and confusing street names.

3. NEXT YEAR'S PROGRAM

Projects now under way will be continued, and at least one new assignment will be started, namely the bringing up to date of the street and highway names on all Master Plans adopted to date.

VII

PLANNING RESEARCH DIVISION

John P. Commons, Division Head

A greater number of special planning studies and other assignments were handled by this Division than in any previous year.

A. Work Accomplished

1. Four issues of a **quarterly bulletin giving population and dwelling units estimates for Los Angeles County and its component parts** were prepared and published. The work entailed in collecting the basic data for these estimates, necessary tabulations, computations, checking, etc., required many more man-hours than last year because the number of building permits issued, upon which the estimates are based, increased 10.5% in Los Angeles City and 45.5% in the unincorporated area.

As additional governmental agencies and other groups became aware of the existence of these up-to-date population and dwelling unit figures, the requests for the information became more numerous and often involved additional computations for specific areas.

2. At the request of the Board of Supervisors, the Division in collaboration with the County Mechanical Department prepared an analysis of the area situated between Second, Fourth, Broadway and Spring Streets, as a site for the proposed buildings to house the **Superior and Municipal Courts**.

3. At the request of the County Counsel, a very complete and detailed study was made and exhibits were prepared for use in a **court trial** involving increased payment by the Federal Government for partial costs of new roadway to replace what was formerly **Anaheim Street** near the former U. S. Naval Hospital. This work included a detailed land use map of the surrounding area, traffic counts, traffic volume charts, and population distribution maps. In addition to the study and exhibits the Division Head advised the County Counsel on technical matters and also appeared as an expert witness. A satisfactory verdict in favor of the County was reached by the jury.

4. Continued assistance was given to the **Bureau of the Census** in establishing census tract boundaries used in the decennial enumeration. This work has required the Division to supply maps of annexations to cities with recommendations for census tract numbers to be used.

In addition the staff is now making final checks on maps and written descriptions of all census tracts in the County. These maps, when completed, will fulfill the demand of many local organizations and agencies now awaiting the census data but needing a map of the tracts.

5. A detailed study of the **Willowbrook** district as a potential **Redevelopment Area** was about 95% completed when, as a result of a statement of policy by the Board of Supervisors, the work on the report was temporarily halted.

6. In conjunction with the **Committee of University Presidents** a survey was made in order to determine what transit data existed and what records were available from a majority of the transit lines in the County.

7. A study on **lot vacancy** in the County was partially completed but has been set aside temporarily because of more pressing assignments.

8. In order to determine the results of a gradually increasing **population in Antelope Valley**, a survey was made to estimate the ultimate population which might be expected, keeping in mind the critical water situation. The results of this study will be used in the County-wide ultimate population studies.

9. From the 1947 **Census of Manufactures** some of the highlights about industry in the County have been analyzed and tabulated.

10. Work on the **Commission's Library** has been continued intermittently whenever personnel could be spared. A cataloging index is under way, and all the material has been broken down into the major classifications.

11. In addition to the major activities listed above, the Division has made **numerous special estimates** of population for specified areas. Most of the work was done for other County Departments although aid was also given to other governmental and private agencies.

12. The necessary staff work in connection with consideration of **airport zoning** as required under Chapter 588, Stats. 1949 was completed. As a result of the hearings, the Board of Supervisors made a finding that there was no area in the County suitable for an airport without first securing a special permit.

13. Assistance was given to the Civil Aeronautics Administration, California Aeronautics Commission and planning technicians of Riverside, San Bernardino and Orange Counties in the **coordination of the Master Plan of Airports for the four-county area**.

14. The Division Head, who has been designated as a member of the **Zoning Board**, attended this body's regular weekly and special meetings.

B. Plans for the Coming Year

During 1950-51 special emphasis will be given to the following tasks:

1. Preparing and issuing quarterly estimates of population and dwelling units.
2. Analyzing and correlating the data from the 1950 census when it is released.
3. Cataloging and filing all old and new material in the library.
4. Assisting, as ordered by the Board of Supervisors, in the organization and direction of the necessary studies needed for a county-wide transit survey.
5. Completing and making available to the public a complete set of census tract maps based on the boundaries used in the 1950 Census.
6. Assisting the Metropolitan Engineering Board in the re-evaluation of the Master Plan of Freeways.
7. Continuing the study of ultimate population and its distribution within the County.

Guiding Growth



REPORT 1950-1951

REGIONAL PLANNING COMMISSION • LOS ANGELES COUNTY
LOS ANGELES COUNTY REGIONAL PLANNING DISTRICT
LOS ANGELES CALIFORNIA

Annual report.

Los Angeles County. Reg. Plan. Comm.



ARTHUR H. ADAMS
DIRECTOR OF PLANNING

EARL J. ESSE
CHIEF DEPUTY DIRECTOR

IRMA RUTHER
SECRETARY TO THE COMMISSION

County of Los Angeles
The Regional Planning Commission
108 WEST SECOND STREET
TELEPHONE MUTUAL 9211
Los Angeles 12, California

August 30, 1951

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B. F. SHRIMPTON
VICE-CHAIRMAN
ROBERT L. CHAMBERS
BERT T. HARVEY
FRANCIS J. HEUSEL
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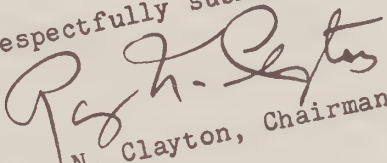
EX-OFFICIO
WM. J. FOX
COUNTY SURVEYOR
SAM R. KENNEDY
COUNTY ROAD COMMISSIONER
B. P. GRUENDYKE
DIRECTOR,
DEPARTMENT OF PARKS
AND RECREATION
S. ERNEST ROLL
DISTRICT ATTORNEY

Honorable Board of Supervisors
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1951.

A copy of this report is also being filed with the State as required by Section 65 of the Conservation and Planning Act.

Respectfully submitted,

Roy N. Clayton, Chairman



(Left to right) Mr. J. Edgar Hoover, Mr. Clegg, Mr. Glavin, Mr. Ladd, Mr. Nichols, Mr. Rosen, Mr. Tracy, Mr. Carson, Mr. Egan, Mr. Gurnea, Mr. Harbo, Mr. Hendon, Mr. Pennington, Mr. Quinn, Mr. Nease, Mr. Gandy.



THE BOARD OF SUPERVISORS

501 Hall of Records, Los Angeles 12, California

| | |
|--------------------------------|-----------------|
| Roger W. Jessup, Chairman..... | Fifth District |
| Herbert C. Legg..... | First District |
| Leonard J. Roach..... | Second District |
| John Anson Ford..... | Third District |
| Raymond V. Darby..... | Fourth District |

THE REGIONAL PLANNING COMMISSION

108 West Second Street, Los Angeles 12, California

COMMISSIONERS

| | |
|-------------------------------------|--------------------------------------|
| Roy N. Clayton, Chairman..... | 120 W. Harvard St., Glendale 5 |
| B. F. Shrimpton, Vice Chairman..... | 1036 Carol Dr., West Hollywood 46 |
| Robert L. Chambers..... | 215 West 6th St., Los Angeles 14 |
| Bert T. Harvey..... | 297 Lincoln St., Pomona |
| Francis J. Heusel..... | 730 E. 3rd St., Long Beach 12 |
| Robert M. Philleo..... | 248 Mockingbird Lane, South Pasadena |

ADVISORY

| | |
|---|--|
| C. E. Arnold, County Surveyor..... | County Engineering Bldg., Los Angeles 12 |
| Sam R Kennedy, County Road Commissioner | County Engineering Bldg., Los Angeles 12 |
| B. P. Gruendyke, Director | |
| Department of Parks and Recreation..... | 234 No. Main St., Los Angeles 12 |
| S. Ernest Roll, District Attorney..... | Hall of Justice, Los Angeles 12 |

THE ADMINISTRATIVE STAFF

| | |
|----------------------|--|
| Arthur H. Adams..... | Director of Planning |
| Earl J. Esse..... | Chief Deputy Director of Planning (eff. 6-13-51) |
| Earl J. Esse..... | Head of Plan Administration Division (until 6-13-51) |
| John P. Commons..... | Head of Plan Administration Division (eff. 6-13-51) |
| J. L. Richerson..... | Head of Advance Planning Division |
| John P. Commons..... | Head of Planning Research Division (until 4-1-51) |
| Rani de Marno..... | Senior Administrative Assistant |
| Irma Ruther | Commission Secretary |

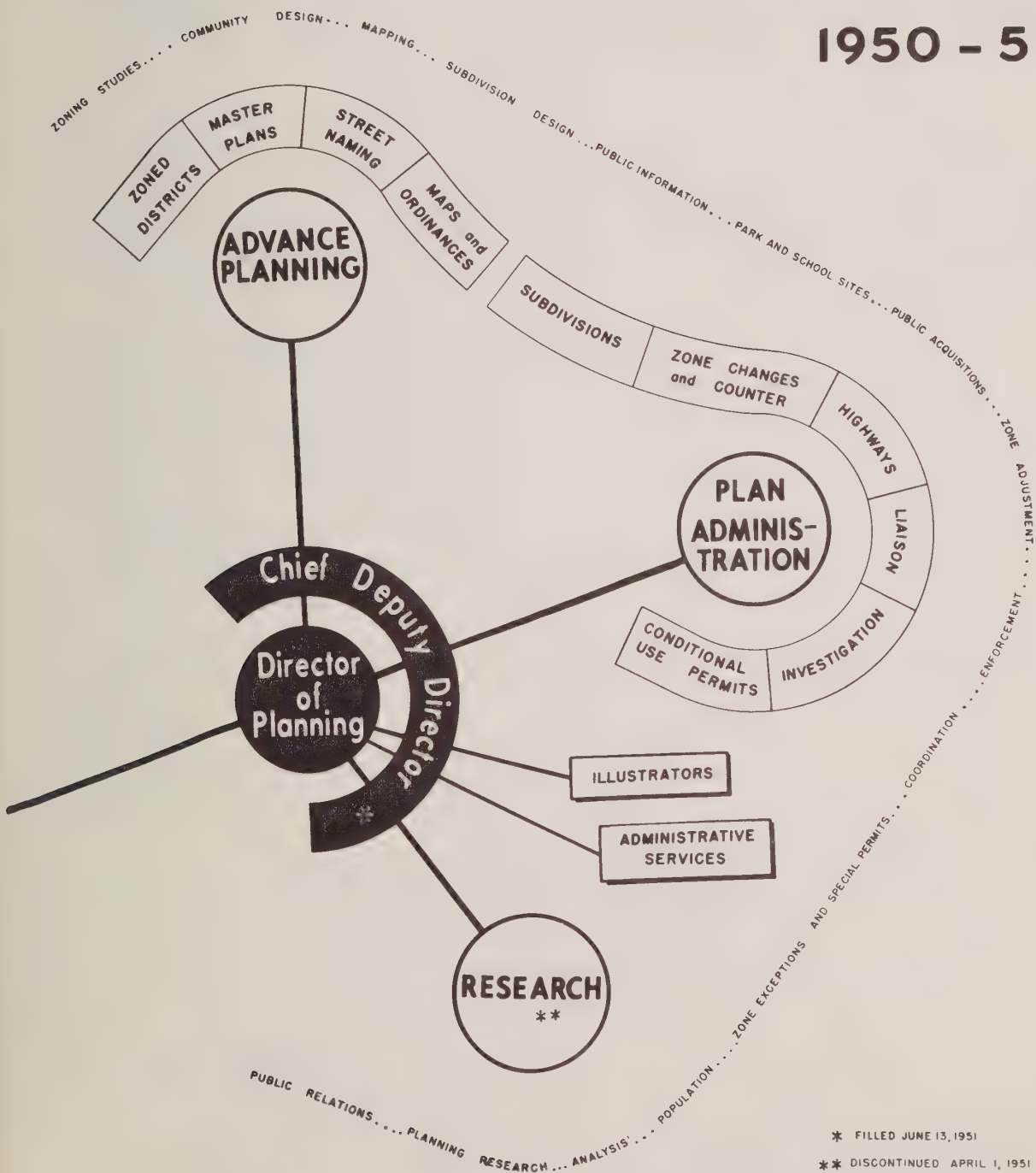
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The Regional Planning Commission

ORGANIZATION CHART

1950 - 51



INTRODUCTION

This report presents a summary of the work accomplished by the Regional Planning Commission during the past year. It includes information regarding personnel and financial matters and the diverse planning functions and activities performed.

1951 marks the 28th year of planning service in Los Angeles County by the Regional Planning Commission. The Commission's record through all these years has been characterized by constant progress and enduring achievement in the application of sound planning practices to the multitudinous planning problems which constantly arise in one of the fastest developing areas of the world.

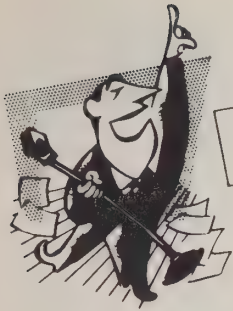
In reviewing the accomplishments of the past year, it is satisfying to report that in spite of the tight governmental restrictions imposed on new residential and commercial construction, the scope of planning activities carried on during the past year compares very favorably with the peak volume of work handled during the preceeding year. The continued heavy demand for planning services stems to a great extent from the sustained population increase trend in Los Angeles County, combined with the persistent population movement from cities to urban residential areas. It is estimated that the population of Los Angeles County increased by about 100,000 persons during the past 12 months and, although exact population figures are not available since our Research Division was discontinued in April of this year, it can safely be assumed that most of these newcomers settled in unincorporated territory, thus stimulating the demand for the planning of new communities.

ESTIMATED POPULATION INCREASE

JULY, 1950 - JANUARY, 1951

Los Angeles County

| | Entire County | Unincorporated Area |
|---------------|----------------------|--------------------------------|
| January, 1951 | 4,222,886 | 931,370 |
| July, 1950 | 4,172,220 | 900,647 |
| | 50,666 | 30,723 |



COMMISSION

zoning board

interdepartmental
engineering
committee

subdivision
committee

street naming
committee

MEMBERSHIP

Two of the Commission's six members vacated their positions during the year: Mrs. L. S. Baca was replaced by Mr. Robert M. Philleo, and Mr. Robert L. Chambers succeeded Mr. Earl C. Planett. In January, 1951, Mr. Roy N. Clayton was re-elected as Chairman, and Mr. B. F. Shrimpton became Vice-Chairman.

MEETINGS AND FIELD TRIPS

Although the total number of Agenda Items heard by the Commission were slightly below that of last year, the Commission had to meet oftener in order that its recommendations might be formulated only after thorough consideration had been given to the many complex planning matters brought before it.

In addition to 52 regular weekly hearing days, 14 special office meetings were held and three field inspection trips made, mainly to the La Canada and Montrose areas.

The Commission held 164 separate public hearings, of which 132 were concerned with zone changes.

A tabulation of the number of agenda items presented to the Commission appears on page 8.

MASTER PLANS

A proposed Master Plan of Heliports was presented to the Commission in October, 1950. This plan, which included 151 heliports, of which 27 are already in existence, was developed by the Department of Aviation in cooperation with the Regional Planning Commission and represents considerable refinement and expansion of the original plan which was completed in November, 1948. The Commission considered the proposed Heliports Plan and instructed the staff to arrange for public hearings; but before such hearings could be scheduled, further revisions of the Plan were deemed necessary and these were still in process at the end of the fiscal year.

ZONING ORDINANCE

The 1951 revised editions of the Zoning Ordinance was a distinct improvement over previous editions. Yet, both the Commission and the planning staff felt that still greater clarity and preciseness of interpretation could be achieved, if someone with expert knowledge of zoning matters could be assigned full time for many months to an exhaustive

analysis of the present Zoning Ordinance provisions and the writing of a less complicated version. In December, 1950, the Commission therefore awarded a contract to Mr. Gordon Whitnall, well known Planning Consultant, for the further simplification and streamlining of Los Angeles County's Zoning Ordinance. Mr. Whitnall started working on this assignment in January, 1951, and the first revised draft is now nearing completion; it is expected that the new Zoning Ordinance will be published during the early part of next year.

AGENDA ITEMS HEARD DURING 1950-51

| SUBJECT MATTERS CONSIDERED: | NUMBER OF AGENDA ITEMS SUB-TOTALS | TOTALS |
|--|--------------------------------------|--------|
| Airports | | 1 |
| Freeways and Highways | | 8 |
| LAND ACQUISITIONS AND VACATIONS | | |
| Parks | 5 | |
| Rights of Way | 188 | |
| Schools | 67 | |
| Miscellaneous | 37 | |
| Vacations | 43 | 340 |
| LEGISLATION | | 7 |
| MASTER PLANS* | | |
| Highways | 16 | |
| Freeways | 1 | |
| Heliports | 1 | 18 |
| MISCELLANEOUS | | |
| Regional Planning Commission Policies, Personnel, Routine Reports, etc. | | 234 |
| PUBLIC BUILDINGS - PLOT PLANS | | 17 |
| PUBLIC WORKS | | 1 |
| SCHOOL SURVEYS | | 8 |
| STREET NAMING | | 85 |
| SUBDIVISIONS | | |
| Tracts | 637 | |
| Miscellaneous | 5 | 642 |
| ZONING MATTERS | | |
| Changes of Zone | 222 | |
| Districts | 37 | |
| Miscellaneous Zoning Matters | 9 | |
| Modifications of Setback | 18 | |
| Opinions and Policies | 4 | |
| Ordinance | 229 | |
| Supplementary Land Uses | 4 | |
| Urgency Ordinances | 5 | 528 |
| ZONING BOARD | | |
| Exceptions | 375 | |
| Special Permits | 112 | |
| Public Use | 9 | |
| Cemetery | 1 | |
| Revocations | 21 | |
| Miscellaneous | 21 | 539 |
| TOTAL NUMBER OF AGENDA ITEMS CONSIDERED | | 2,428 |

*Five meetings were held by the Regional Planning Commission of the Los Angeles County Regional Planning District to consider matters pertinent to the Master Plan.

Note: A specific case might appear several times as an Agenda Item.

THE ZONING BOARD

In compliance with provisions of Los Angeles County's Basic Zoning Ordinance, the 3-member Zoning Board held public hearings on applications for **CONDITIONAL USE PERMITS**, considered the testimony and statements made by both applicants and members of the Conditional Use Permit Section's staff and reported its findings and recommendations to the Commission.

PURPOSE OF CONDITIONAL USE PERMITS

Whenever it is desired to use a certain piece of land for a purpose not usually permitted in the zone applicable to that specific property, a **Conditional Use Permit** must be obtained. The conditions under which such permits may be granted are described in the Zoning Ordinance, which also distinguishes between petitions for Zone Exceptions and for Special Uses.

A **Zone Exception** may be granted to permit the use of a piece of property for a purpose other than that for which it is zoned, if it can be demonstrated that a general or specific need exists for certain uses as specified in the zoning ordinance, such as in the case of churches, parking lots or oil wells; or if it can be shown that the owner will be deprived of a substantial property right unless the exception is granted, and the proposed use will not be materially detrimental to the public welfare or to the property of other persons located in the vicinity.

Many property uses, such as Auto Wrecking Yards, Dumps, Foundries, etc., which may be detrimental to the public welfare or to owners of adjacent property may usually be located only in certain zones and always require **Special Permits**.

ZONING BOARD HEARINGS

The Zoning Board held 52 regular and 8 special meetings. The number of special meetings would have been even greater were it not for the fact that 40 of the applications filed for Conditional Use Permits did not require public hearings, because the conditions involved were of such a nature that the Commission, under certain provisions of the Zoning Ordinance, could grant the Permits without public hearings.


A total of 316 Conditional Use Cases, in the following categories, were presented to the Board at public hearings:

| Conditional Use Cases | ZONING BOARD RECOMMENDATIONS | | |
|-----------------------------------|------------------------------|-------------|--------|
| | Approved | Disapproved | Totals |
| Zone Exceptions | 164 | 80 | 244 |
| Special Permits | 55 | 7 | 62 |
| Cemetery Permits | 2 | — | 2 |
| Revocations | 8 | — | 8 |
| Total Number of Cases Considered: | 229 | 87 | 316 |

conditional use permits


fiscal year 1950 - 51

Only those uses upon which 5 or more applications were processed are included in this table.

| | | | | |
|---|----------|--------|-------|----------|
|  | Approved | Denied | Total | *Percent |
| Modification of area requirements | 13 | 4 | 17 | 4.6 |

| | | | | |
|-------------------------|----------|--------|-------|----------|
| | Approved | Denied | Total | *Percent |
| Trailer courts | 10 | 0 | 10 | 2.68 |
| Dancing & Entertainment | 6 | 1 | 7 | 1.88 |
| Markets | 12 | 2 | 14 | 3.77 |
| Off-street parking | 7 | 1 | 8 | 2.15 |

| | | | | |
|---------------------------------|----------|--------|-------|----------|
| | Approved | Denied | Total | *Percent |
| Storage yards & warehouses | 16 | 5 | 21 | 5.65 |
| Metal foundries | 10 | 0 | 10 | 2.68 |
| Hog ranches | 6 | 3 | 9 | 2.42 |
| Auto wrecking | 7 | 0 | 7 | 1.88 |
| Rock quarries & crushing plants | 7 | 1 | 8 | 2.15 |
| Oil wells | 14 | 0 | 14 | 3.77 |
| Cabinet shops | 5 | 2 | 7 | 1.88 |
| Machine shops | 4 | 2 | 6 | 1.61 |
| Dumps | 6 | 2 | 8 | 2.15 |
| Body & fender shops | 4 | 2 | 6 | 1.61 |

| | | | | |
|---|----------|--------|-------|----------|
|  | Approved | Denied | Total | *Percent |
| Churches | 31 | 2 | 33 | 8.88 |
| Water wells | 23 | 0 | 23 | 6.18 |

| | | | | |
|--------------------|----------|--------|-------|----------|
| | Approved | Denied | Total | *Percent |
| Mental sanitariums | 2 | 4 | 6 | 1.61 |
| Dairies | 9 | 0 | 9 | 2.42 |

Where cases have been appealed to the Board of Supervisors, and acted upon by them, the decision included herein is that of the Board. *Percent of total cases processed

These cases were dispersed throughout the County and included a diversity of structures and non-conforming land uses, the most frequent of which were: 33 Churches, 23 Water Wells, 21 Storage Yards and Warehouses, 17 Modifications of Area Requirements, 14 Markets and 14 Oil Wells, 10 Trailer Courts and 10 Metal Foundries, 9 Hog Ranches, and 9 Dairies. Other cases involved Mental Sanitariums, Dancing and Entertainment places, Rock Quarries and Crushing Plants, Dumps, and a miscellany of other commercial and industrial enterprises, totaling more than 50 different uses; but no single type of use exceeded 10% of the total number of cases handled. Industrial uses predominated, and of the commercial uses, trailer courts, markets, dancing and entertainment cases were most frequent. The complete numerical distribution is shown on page 10.

PROBLEM CASES

Hog ranch applications continued to be a problem. Six applications were granted, all in strictly rural portions of the County. The largest was for a ranch of 5,000 hogs in the mountains north of Saugus. Three applications were denied; one being an application for locating 50,000 garbage fed hogs in the Acton Area. The Commission's decision was appealed to the Board of Supervisors; but later the appeal was withdrawn. At present a hog ranch may not be established in Los Angeles County without a special permit. Two hog ranch permits were revoked. These ranches were located near the San Gabriel River in the Artesia district. In both cases the revocation action developed through the strong objections of residents in the urban areas of the community.

Fortunately, there are exceptions to the usual vehement community objections to **hog ranches**, and one hog ranch permit case was indeed unique, because it proved to be one of the very few hog ranch cases within recent years which aroused no protest whatever. A hog ranch permit was applied for by a 4-H Antelope Valley student who, on an experimental basis, wanted to operate a hog ranch in a part of Antelope Valley which, by many people in this business, is considered unsuitable for hog raising.

It is also becoming a serious problem in Los Angeles County to satisfactorily locate **dump sites** for the disposal of rubbish. Extensive opposition was evidenced in each of the eight cases that were filed; however six permits were granted, but in each case limitations were included which would carry out the intent to make these dumps, in effect, land reclamation projects that in the future will provide valuable and usable land in place of dangerous and useless holes, gullies or ravines. Steps are now in progress to remove legal difficulties in the way of granting dumpsite permits for land reclamation projects that may improve and benefit a community. Burning dumps have been eliminated from unincorporated County territory.

Two Cemetery Permit cases presented some difficulties. One, the Joshua Memorial Park, was located in the Lancaster Area and the second, an addition to the All Souls Cemetery, in the Cerritos Park District. Considerable **opposition** was expressed to the granting of these applications, although the latter application was for an addition to an existing cemetery in an M-1 zone (Light Manufacturing). One of the conditions of approval for the addition to the All Souls Cemetery stated that the grave markers were to be of the type which are flush with the ground surface and do not project above the ground. The purpose of this condition was to facilitate the development of a park-like appearance within the cemetery.

Proposed establishment of **sanitaria and rest homes** for either mentally or physically ill persons usually incur much opposition from residents in the surrounding territory no matter where they are located. In one instance, for example, more than 100 persons appeared at a public hearing and voiced very strong opposition to the granting of a Special Permit for the expansion of a rest home in South Arcadia for the purpose of providing quarters for a small number of mentally ill patients. The home owners did not want mentally ill people in their neighborhood, so the Regional Planning Commission granted a Permit to enlarge the rest home with the provision however that mentally ill patients were not to be allowed. But when strong opposition continued against **any** expansion of this rest home, the Board of Supervisors eventually declined to approve the expansion permit.

As a curious contrast, however, when a public hearing was scheduled for consideration of a Special Permit to expand the facilities of a sanitarium for acutely insane patients, not one person appeared to protest this enlargement, although the sanitarium was located in a well populated area.

Expansion of urbanization into county territory continued to necessitate the elimination of **nuisance producing uses**, through **revocation** proceedings. In addition to the two hog ranches, permits for the following uses were revoked:

A Riding Academy in the Athens area, a Dog Kennel in Bellflower; additions to a Radio Transmitter installation in East Gabriel and a Batching Plant in Artesia. The Revocation decisions on the latter three cases were appealed to the Board of Supervisors which Body sustained the Commission's decision to revoke.

COMMISSION ACTION ON ZONING BOARD RECOMMENDATIONS

The Zoning Board's recommendations regarding the granting or denial of Conditional Use Permits were followed by the Commission in all but one instance. A few cases were referred back to the Board for reconsideration of minor points, after which agreement was reached.

The one exception involved a triplex unit which was constructed illegally in an R-1 (single family residence) zone. The unit had been sold to a purchaser who was unaware of the illegal status of the building. The former owner subsequently moved to another state. When this situation became known to the Commission, application for an **Exception** was filed, and a public hearing was held at which neighbors objected to the granting of the exception. The Zoning Board members were sympathetic toward the financial problem of the applicant, but were advised by the Deputy County Counsel Member of the Board that under the facts presented, an exception could not be legally granted. The Board therefore recommended denial; the Commission referred the case back to the Zoning Board which affirmed its previous action. The Commission did not wish to disapprove the exception, but could not legally approve it and so declined to act. After thirty days, the recommendation of the Zoning Board thus became an automatic decision according to provisions of the Zoning Ordinance.

CONDITIONAL USE PERMIT CASES APPEALED TO THE BOARD OF SUPERVISORS

Of the 316 cases heard by the Zoning Board, 53 were eventually appealed to the Board of Supervisors which Body, in 26 instances, reversed the Commission's decision but in some cases only after imposing restricting conditions intended to minimize the detrimental effects on surrounding properties.

SUBDIVISION COMMITTEE

The Board of Supervisors created this Committee to act as a technical advisory body to the Regional Planning Commission in the consideration of tentative subdivision tract maps.

Membership of the Committee includes representatives from the Regional Planning Commission (Head of the Subdivision Section), the Surveyor's and Engineer's offices, the Flood Control District, the Road, Health, and Park and Recreation departments.

The Committee meets regularly once a week to consider the proposals of the Subdivision Section's staff with respect to tentative subdivision tract maps, to discuss the various aspects of the plans with the subdivider or his engineer, and to formulate Committee recommendations regarding each tract for presentation to the Regional Planning Commission.

At times it is found necessary to submit tentative tract maps to the Committee two or more times to provide additional information regarding topography, drainage, etc. Thus, although only 419 tentative tract maps were processed by the Subdivision Section during the year, the Committee's agenda included review of 689 tentative tracts.

INTERDEPARTMENTAL ENGINEERING COMMITTEE

All changes in highway alignments and in the Master Plan of Highways and Freeways, proposed by the Highways and Public Acquisitions Sections, are submitted to this informal Committee for approval before presentation to the Regional Planning Commission. A total of 88 such items were discussed during 30 meetings in the past year.

The Committee's membership includes the Road Commissioner, the County Engineer and the Director of Planning, who is usually represented by the head of the Highways and Public Acquisitions Section.

STREET NAMING COMMITTEE

This Committee was appointed about two and one-half years ago for the purpose of providing the Regional Planning Commission with recommendations for the establishment of new street names, and the elimination of duplicated street names and different names for certain portions of the same street or road. The members are:

A. H. Adams, Director, Regional Planning Commission, Chairman
Carl E. Arnold, County Surveyor, represented by J. F. Armstrong
Michael Fanning, Postmaster, represented by O. B. Curtis
Lloyd Aldrich, L. A. City Engineer, represented by R. B. Halsted
Sam R Kennedy, Road Commissioner, represented by Ray Mondon
George M. Kerry, Regional Planner I, (Secretary)*

*Functions in dual capacity: (1) As the Committee's Secretary; and (2) As head of the Street Naming Section.

Approximately 80 street name changes, involving locations scattered throughout the County, were discussed and recommended by the Committee during its five meetings. A few of the more significant changes were that:

The names of **Long Beach Parkway** and **The Appian Parkway** were changed to **"Alamitos Parkway,"** and the name **Los Angeles River Freeway** was changed to **"Long Beach Freeway."**

Committee members also devoted some time to the study of proposed overall street maps for the alignment of street names, discussed ways and means for informing the public through newspaper publicity and public meetings of the many advantages to be gained through the establishment of unified street name systems throughout the County, and considered requests for the establishment of changing of street names from individuals, citizen groups, civic organizations, school boards, and official bodies.

DEPARTMENTAL ADMINISTRATION



budget

personnel

**administrative
studies**

Arthur H. Adams, Director of Planning

Formulation of administrative policies, direction and coordination of departmental activities were handled by the Director of Planning and the Division Heads, until the long vacant position of Chief Deputy Director of Planning was filled towards the end of the year. It is intended that the new Deputy Director will assume much of the needed close supervision and control over the department's diverse planning activities and also relieve the Director of much burdensome administrative detail.

A Senior Administrative Assistant assisted with personnel recruitments and assignments; analyzed the department's budget requirements and prepared the annual budget request for the Director's approval and, under his direction, compiled material for, edited, partially wrote, and organized the Department's Annual Report; maintained workload and operation controls, made incidental operations and procedure studies as directed; in addition to supervising the work of the Administrative Services Section.

PERSONNEL

A total of 85 full-time positions were allowed for the year, but the elimination of the Planning Research Division on April 1, 1951, reduced this number to 77. Despite a high personnel turnover and four military leave vacancies, good recruitment conditions made it possible to maintain an average of better than 78 filled positions per month. With the filling of the position of Chief Deputy Director, the personnel distribution on June 13, 1951, was: 11 positions to General Administration, 43 to Plan Administration, and 22 to Advance Planning. Thirteen new and 12 promotional appointments were made during the year.

FISCAL INFORMATION

Net **expenditures** for the fiscal year amounted to \$378,238, an increase of \$10,501 over 1949-50, occasioned by higher salaries and cost of operating supplies. The distribution of budget and expenditure figures were:

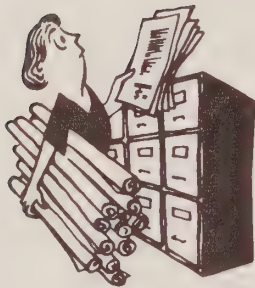
| 1950-51 | Salaries and Wages | Maintenance and Operation | Capital Outlay- Equipment | TOTAL |
|--|--------------------------|---------------------------------|---------------------------------|-----------|
| Appropriations and Expenditures | | | | |
| Gross Appropriations | \$398,700 | \$31,439 | \$4,523 | \$434,662 |
| Salary Savings | 37,600 | — | — | 37,600 |
| Net Appropriation | \$361,100 | \$31,439 | \$4,523 | \$397,062 |
| Gross Expenditures | 352,033 | 24,261 | 3,127 | 379,421 |
| Service Charges | 1,183 | — | — | 1,183 |
| Net Expenditures | 350,850 | 24,261 | 3,127 | 378,238 |
| UNEXPENDED BALANCE | \$ 10,250 | \$ 7,178 | \$1,396 | \$ 18,824 |

Revenue received for Zoning, Transcript and Miscellaneous Fees were \$1,195 higher than for 1949-50, and consisted of the following items:

| TYPE OF FEE | AMOUNT |
|--|-------------|
| Zone Changes: 62 cases @ \$35.00 | \$ 2,170.00 |
| Zone Exceptions: 236 cases @ \$35.00 | 8,260.00 |
| Special Permits: 75 cases @ \$10.00 | 750.00 |
| Total Amount of Zoning Fees Received: | 11,180.00 |
| Transcript and Miscellaneous Fees | 379.40 |
| Total Amount of Fees Collected | 11,559.40 |
| Deposited as Revenue in General Fund | 9,564.40 |
| 1950-51 Collections Remaining in Trust Fund on June 30, 1951 | 1,995.00 |
| 1949-50 Collection still in Trust Fund on June 30, 1951 | 25.00 |
| Total Amount in Trust Fund on 6/30/51 | \$ 2,020.00 |

ADMINISTRATIVE SERVICES SECTION

Rani de Marno, Section Head



Departmental service functions are concentrated in this section which:

1. Maintained departmental appropriation and expenditure control records, and prepared incidental financial statements and claims for reimbursement, etc.
2. Received zoning fees, advertising deposits, transcript fees, and miscellaneous fees, deposited money collected with the County Treasurer, and withdrew money to pay refunds and advertising bills.
3. Maintained departmental timekeeping, payroll and personnel card records and prepared payroll-connected forms and lists for transmittal to the County Auditor and the Civil Service Commission.
4. Requisitioned from the County Purchasing Department: furniture, equipment, office and drafting supplies. Stored and distributed same as required, and maintained inventory and cost records.
5. Requisitioned from the Mechanical Department, the Janitor's Department and the Telephone Department, all required repairs, maintenance service, parking permits and telephone installations.
6. Maintained:
 - a. Departmental map files (approximately 5700) with an average monthly circulation of 200 incoming and 140 outgoing maps.
 - b. A central correspondence file requiring the income and outgo of about 220 documents per month.

7. Performed much of the department's mimeographing work and supplied stenographic and typing assistance to other sections.

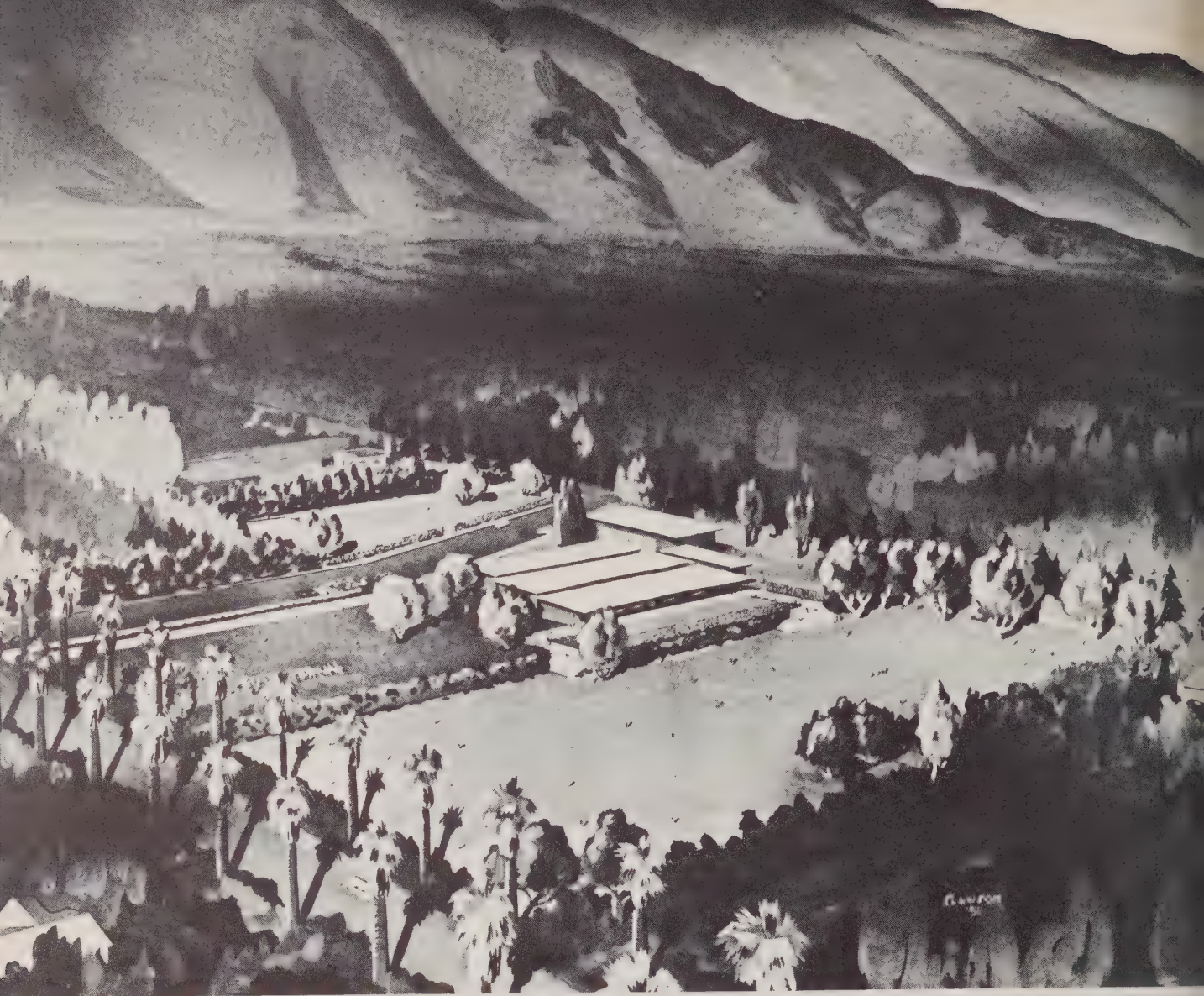
Indexing, circulation and general maintenance of the **departmental library** was under the jurisdiction of the Planning Research Division until the elimination of the Division on April 1, 1951, at which time the library was transferred to the Administrative Services Section. Lack of available manpower and an adequate index system has for many years prevented the complete cataloguing of the large accumulation of valuable planning literature. Work on a comprehensive, specialized planning library index was carried on intermittently by the Planning Research Division. As soon as the new index is completed, the project of cataloguing the library material will be started, and it is hoped that sufficient assistance can be made available to complete it during the next year, so that it may be possible for the planning staff to make maximum use of older reference material as well as current planning literature.

ILLUSTRATORS

The department's two illustrators devoted most of their time to the preparation of graphic and written material which was used in explaining the work of the Regional Planning Commission to the public. In several instances, however, they assisted different sections with the preparation of specific planning projects that required illustrative methods and skills not possessed by the members of these sections. Some of the most important projects were:

EXHIBITS AND DISPLAY MAPS:

1. The American Society of Planning Officials held their National Convention August 14 to 17, 1950, in the Biltmore Hotel. In addition to assisting in setting up the general display, the Regional Planning Commission had a special display consisting of 14 exhibits and a series of slides. The slides were projected by the department's automatic projector on a specially made shadow-box screen constructed in the department for this purpose. The exhibits were colored posters 28" x 44" containing photographs, maps and captions explaining various phases of the work of the Regional Planning Commission.



2. 10 Master Plan maps were brought up to date and colored for exhibit purposes. These maps are used for display in the Regional Planning Commission hearing room, the conference room and for assisting Planning Commission speakers in meetings with various groups throughout the county.
3. Assisting in the La Canada School Site Survey presentation, the illustrators prepared a large color perspective rendering of the controversial Hillard Avenue School Site. This illustration was used by the Master Plan Section in explaining the type of development proposed for that site.

LANTERN SLIDES

During the past year the Commission's slide collection has been greatly increased through the work of the Illustrators. These slides are used by the Director of Planning and his staff to illustrate lectures and discussions and in special displays. 141 natural color slides were made, bound, and catalogued. Some of the most important groups of slides were:

1. Four graphs illustrating the number of zone exception cases granted and denied, the number of new building sites created by a subdivision and the number of persons employed in various categories of manufacturing in Los Angeles County.
2. 30 new slides were made of various freeway projects which are part of the Master Plan of Freeways.
3. A set of 12 slides was prepared showing the new Civic Center model from various angles.

PRESS INFORMATION

One Illustrator had the assignment of informing newspapers and other interested individuals and groups regarding actions of the Regional Planning Commission and the Zoning Board. He therefore attends all meetings of these two groups.

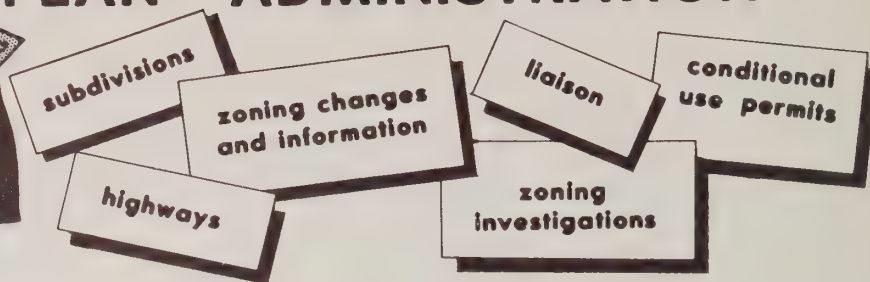
MISCELLANEOUS

The Illustrators assisted in designing the format and preparing illustrations for two publications, the department's Annual Report and the 1951 revised edition of the Zoning Ordinance, and prepared:

1. An exhibit, for prominent display in the Hall of Justice, showing the portraits of 20 former sheriffs in Los Angeles County.
2. A pen and ink drawing for newspaper publication showing the new Wardlow Street Bridge in perspective.
3. A perspective base map of Los Angeles County showing the freeways leading to the proposed Playa del Rey Yacht Harbor, and
4. Performed various other tasks such as preparing identification cards, educational materials requested by other agencies, and parchments for retiring Commissioners, staff members, etc.



PLAN ADMINISTRATION



Earl J. Esse, Division Head (until 6-13-51)

John P. Commons, Division Head (eff. 6-13-51)

The heavy volume of work experienced by the Plan Administration during 1949-50 carried well into the past year and it was only during the latter part of 1950-51 that the six Sections were able to get their heads "above water" to the extent that much needed office housekeeping in the form of map and record maintenance could be accomplished.

The section reports on the following pages show in detail the accomplishments of the Division during 1950-51.

SUBDIVISION SECTION

John A. Malone, Section Head



In spite of the tight governmental restrictions imposed on new residential and commercial construction throughout the year, the number of tentative subdivision tract maps submitted by subdividers for study and approval compared favorably with the peak volume of last year. (See workload table on page 22.)

All types of tentative tract maps must be given the same careful study, and on the average there is little, if any, difference in the amount of work required for the processing of **new** tract maps submitted for the first time, **revised** maps showing a different design than previously approved, and maps submitted for **extension of the original conditional approval**, because any of these maps may be affected by changes in property ownerships, zoning, and other planning matters which constantly occur in a rapidly growing community.

Some idea of the scope of staff work involved in the analysis and reporting on proposed subdivision tract maps may be gained through realization of the immense land areas involved. For example, the 232 **new** tract maps submitted for original approval dealt with 9,876 acres of land and 24,128 lots. This acreage is greater than that in any one of 39 of Los Angeles County's forty-five cities. In one area alone . . . Lakewood Park . . . the nation's

largest housing development, a population of 27,000 was reached one year after the first family moved into the tract. This community includes schools, parks, local shopping centers and one huge shopping center with off-street parking for 9,000 cars. During the Regional Planning Commission's processing of tentative tract maps for this area, subdividers found it necessary to submit many revised maps and requests for time-extensions beyond the one year effective period of previously approved maps, in efforts to meet changing conditions resulting from federal credit restrictions, primarily Regulation "X," which brought new construction to a sudden halt. During that period the 30-day time-limit for approving new maps seemed like a year to subdividers who were anxious to "get under the wire" and wanted approval of their tract at the next weekly meeting of the Commission.

Until the time of credit restrictions and regulation "X," most subdivisions were home-building programs but thereafter lot-selling programs became more widespread. Most subdivision activity during the past year occurred in the southeast districts, such as the Lakewood, Whittier, Rivera, Downey, and Los Nietos areas. Other active areas were Covina, Temple City, La Canada, and Antelope Valley—all in the unincorporated area.

PROBLEM SUBDIVISIONS

One of the "bugaboos" of subdivision planning is the private streets with new homes that seem to spring up overnight in the unapproved "bootleg" subdivisions. These developments are numerous and are almost always designed with no regard for access to adjacent ownerships, proper circulation, drainage or a community plan.

Another troublesome feature, which appears to be increasing, is the "metes and bounds" ("bootleg") subdivision. This type of subdivision, in many instances, is built upon overnight and causes extreme difficulty to the public servants charged with responsibility for the design of proposed subdivisions, because these tracts fail to conform to previously approved plans and may have narrow dead-end, unimproved streets which block access to adjacent properties, both from the standpoint of traffic and drainage. Conferences with builder groups are being held regarding this type of subdivision and the subject of more effective legislation is being explored.

SERVICE ROADS

Continuous effort is expended on the service road treatment for highway frontage, in order to eliminate individual driveways from homes to the highway with its ever increasing traffic. Whenever practical, a cellular design, which eliminates through-traffic, and gives only limited access from highways, is recommended for new subdivision tracts.

S U B D I V I S I O N A C T I V I T I E S - F I S C A L Y E A R 1 9 5 0 - 5 1

T Y P E S O F S U B D I V I S I O N T R A C T S

| | NEW TENTATIVE (a) | | REVISED (b) | | REACTIVATED (c) | | RENEWALS (d) | | GRAND TOTALS | |
|---|-------------------|--------|-------------|--------|-----------------|--------|--------------|--------|--------------|--------|
| | Sub-Totals | Totals | Sub-Totals | Totals | Sub-Totals | Totals | Sub-Totals | Totals | Sub-Totals | Totals |
| SUBDIVISION TRACT MAPS PROCESSED | | | | | | | | | | |
| Tracts Pending First Day of Fiscal Year | | 48 | | 17 | | 2 | | 0 | | 67 |
| Tracts Received During Fiscal Year | | 232 | | 125 | | 23 | | 15 | | 395 |
| Total Number of Tracts to be Processed: | | 280 | | 142 | | 25 | | 15 | | 462 |
| Tracts Withdrawn | 26 | | 2 | | 0 | | 1 | | 29 | |
| Tracts Approved by the Commission | 210 | | 135 | | 24 | | 11 | | 380 | |
| Tracts Disapproved by the Commission | 9 | | 0 | | 0 | | 0 | | 9 | |
| Number of Tracts Disposed of During Year | | 245 | | 137 | | 24 | | 12 | | 418 |
| Tracts Pending on Last Day of Fiscal Year | | 35 | | 5 | | 1 | | 3 | | 44 |

- (a) "New Tentative" maps are those submitted for the first time to the Regional Planning Commission, i.e., tracts on which no previous actions have been taken.
- (b) "Revised" maps are those which the Commission has approved, but which have subsequently been revised and resubmitted by the Subdivider.
- (c) "Reactivated" maps are those on which the Commission's one year approval has expired, and for which the Subdivider requests reapproval.
- (d) "Renewals" are maps on which the Subdivider, prior to the expiration date of the Commission's one year approval, requests further approval extension.

MISCELLANEOUS ACTIVITIES

Fiscal Year
1950 - 51

| | |
|--|--------|
| Total ACREAGE of all types of Tract Maps Received | 19,039 |
| (9,876 Acres in New Tentative Tracts not Previously Submitted) | |
| (9,163 Acres in Revised, Reactivated, or Renewed Tracts) | |
| Total Number of LOTS on all types of Tract Maps Received | 57,147 |
| (24,128 Lots in New Tentative Tracts not Previously Submitted) | |
| (33,019 Lots in Revised, Reactivated, or Renewed Tracts) | |
| Subdivision Studies Completed (Maps Prepared) | 366 |
| Final Maps Approved by Subdivision Section | 255 |
| Number of all Types of Tract Maps Reviewed by Subdivision Committee | 689 |
| Subdivision Committee Meetings Held | 52 |
| Approved Tracts and Record of Survey Maps Recorded (Unincorporated territory only) | 249 |
| Tentative Tract Maps Received from Cities for Study and Comment | 50 |
| Surveys of Subdivision Activity for School Districts | 9 |
| Number of Time Extensions Granted by Regional Planning Commission | 172 |
| Field Investigations Made | 396 |
| Estimated Number of Office Interviews | 3,111 |
| Estimated Number of Telephone Calls | 6,363 |

SUBDIVISION INFORMATION COUNTER

The Subdivision Section's Information Counter has been extremely active in answering questions regarding all phases of subdividing. There are many requests for information regarding subdivision procedure, definition of a subdivision, improvement requirements, and design features. In many instances, subdivision studies previously prepared are reviewed by subdividers, but most studies are out of date as soon as prepared because of the rapid change in character due to industrial development, new school sites, and other influences requiring changes in a local street system. There are numerous interviews with developers and engineers regarding the design of a proposed subdivision. Such conferences are strongly encouraged, since this is the proper time to consider the tentative plan and determine the major design features.

LEGISLATION

At the last meeting of the State Legislature, numerous bills on amendments to the Business and Professions Code and the Planning Act were submitted. The bills were analyzed by this Section and conferences were held with local developers who approved the findings. Subsequently this information was disseminated to various groups interested in the proposed amendments.

A continuing function of the Subdivision Section, carried on from the past year, are meetings held with subdivider-developers' groups and surveyors' and engineers' associations to discuss various standards and proposed State and local legislation regarding design, drainage and the definition of a subdivision. Valuable help has been offered by these groups and conferences are currently being held on proposed legislation so that when new ordinances are recommended to the Board of Supervisors, the endorsement of these groups will be received.

COOPERATION

In an effort to maintain the best possible public relations, the Subdivision Section's staff, members of the Subdivision Committee, and personnel from other Sections of the Department, have in all instances, worked diligently to help the subdivider and his engineer solve the many problems connected with achieving the most satisfactory subdivision design. This often required attendance at School Board meetings, when areas adjacent to schools were being subdivided, and meetings with property owners' associations to solve differences of opinion regarding design features.

That this procedure has proved successful is indicated by statements and letters from subdividers, home builders, and engineers, expressing their appreciation for the help received, and confidence in the reasonable and equitable treatment given them by the Commission.

THE FUTURE

Subdivision activity in Los Angeles County will undoubtedly continue at about the same rate as during the past year unless a "critical" area is established by the Federal Government in Los Angeles County, in which event—judging by the experience of other such areas—new subdivision developments will **increase**. Subdivision activity would also be stimulated should government regulations be changed from the present strict rules for limiting building construction and the use of certain building materials, in order that critical materials and services may be conserved for the defense program.

Certainly, the longer the building program is retarded, the greater will be the backlog need for new home construction in at present uninhabited areas, since people will continue to come here and will require even better and more desirable places in which to live.

ZONE CHANGE SECTION

O. K. Christenson, Section Head



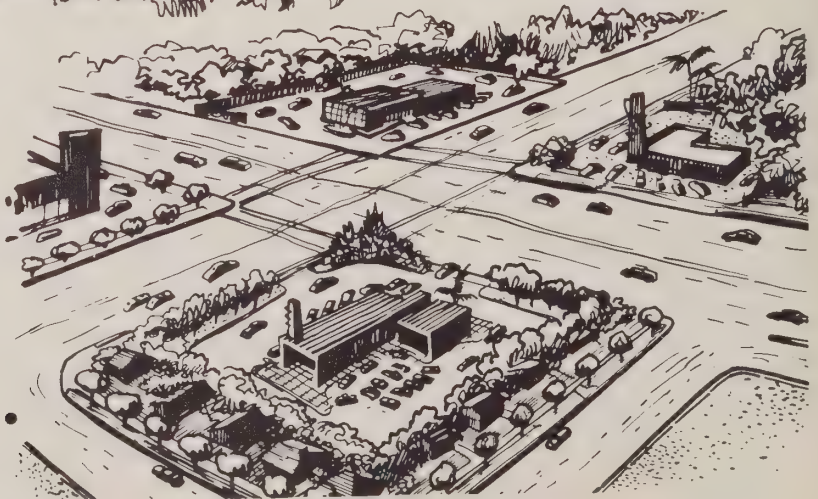
The steadily increasing population of Los Angeles County, the tremendous building programs, and the trend toward urbanization from areas predominantly agricultural to complete residential and commercial communities, has in recent years required many additions to the County's precisely zones areas, and rezoning of many previously zones areas. The following sketch illustrates how many new communities develop within months from strictly agricultural areas.



furrow...

to

borough...



All of these factors have in turn produced a corresponding demand for changes in zoning regulations to allow uses other than those permitted under existing zoning. In fact, the Zone Change workload has more than tripled over a ten-year period, for during the year ending June 30, 1941, when 49 districts covering approximately 151 square miles had been zoned in detail, a total of 26 zone changes were processed; but during the past year, when precisely zones areas grew to 89 districts covering 385 square miles, the zone changes processed numbered 63.

NATURE OF ZONE CHANGE REQUESTS

Zone Change requests involve adjustments between almost all types of zones. Some changes, usually initiated by the Commission, result from the adjustments of Zone District boundaries or the establishment of new developments.

Zone Changes are also frequently necessary in commercial areas to obtain conformance with the more advanced community standards now recognized by progressive developers.

Through cooperation with these developers, the off-street parking ratio has been greatly increased and commercial centers have been developed which more conveniently serve the growing residential populations. Developers who desire highly serviceable centers which any community can be proud to claim, have been convinced that it is a gainful practice to provide adequate off-street parking areas.

With the establishment of new commercial centers and the growth of residential areas throughout the county other zoning problems arise. Many areas in light agricultural zones have developed into urban areas and now require study so that zone adjustments may bring them within residential zones and thus afford complete protection for the new character of these areas.

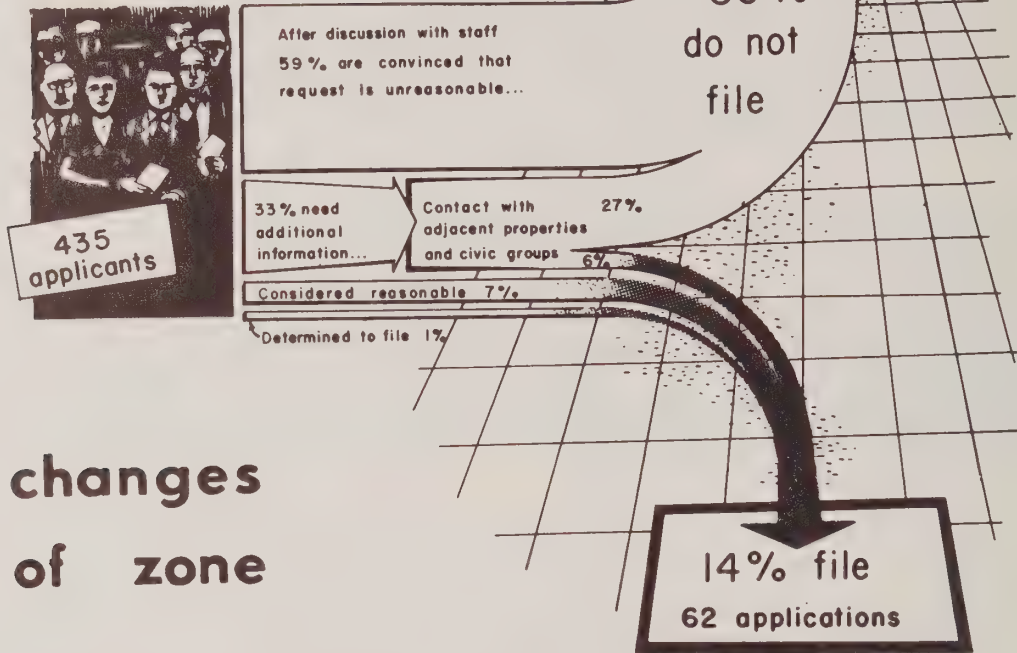
Zone Adjustments are also required to protect industrial areas from the encroachment of residential expansion, or to protect older districts where the more restrictive uses have developed in less restrictive zones, so that spotty development will not take place to blight the already established uses of the area.

Many individual requests are for changes from residential zoning to commercial or industrial uses; in other instances more restrictive zoning may be desired.

SCREENING PROCESS

There were 435 requests for Zone Changes in the past year, but through the screening process illustrated below only 14% of this number decided to file petitions for Zone Changes. Because zoning is a restrictive measure which often presents obstacles to proposed uses of private property, extreme courtesy, patience and diplomacy must be exercised by this section's staff in working with the public. Problems pertaining to each case are therefore thoroughly discussed with the applicant, who is also advised of his rights as a property owner and citizen to file an application if, after such discussion, he still feels his case has merit.

screening process

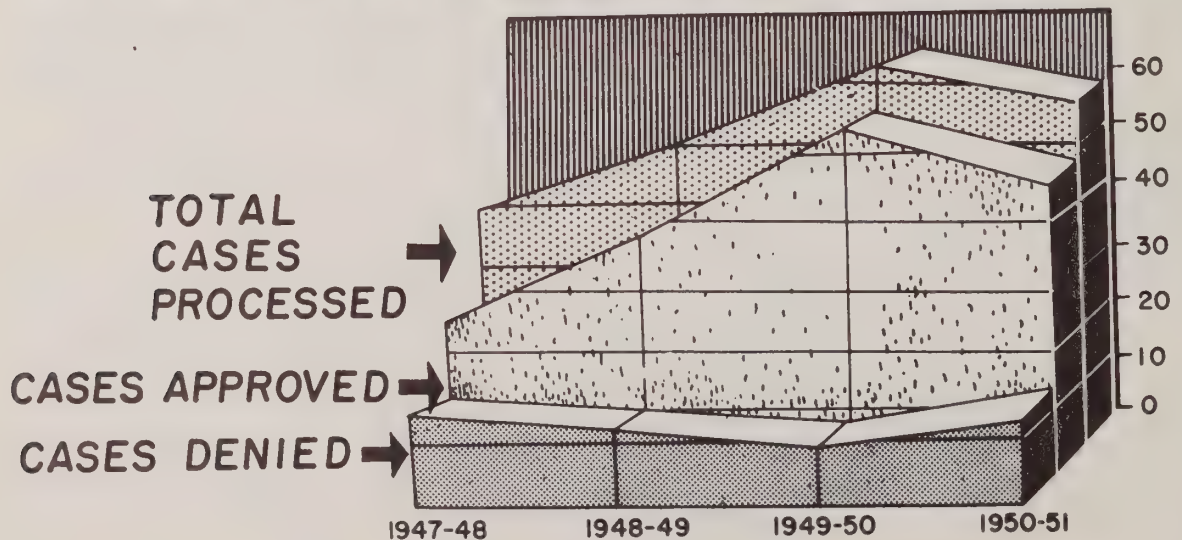


changes of zone

ZONE CHANGE ACTIONS

During the past year 79 Zones Change requests were received, 17 of which were initiated by the Board of Supervisors or the Regional Planning Commission. A total of 63 cases were worked on by the Section, but 6 cases were withdrawn before completion; therefore only 57 cases were presented to the Commission for action.

zone change actions

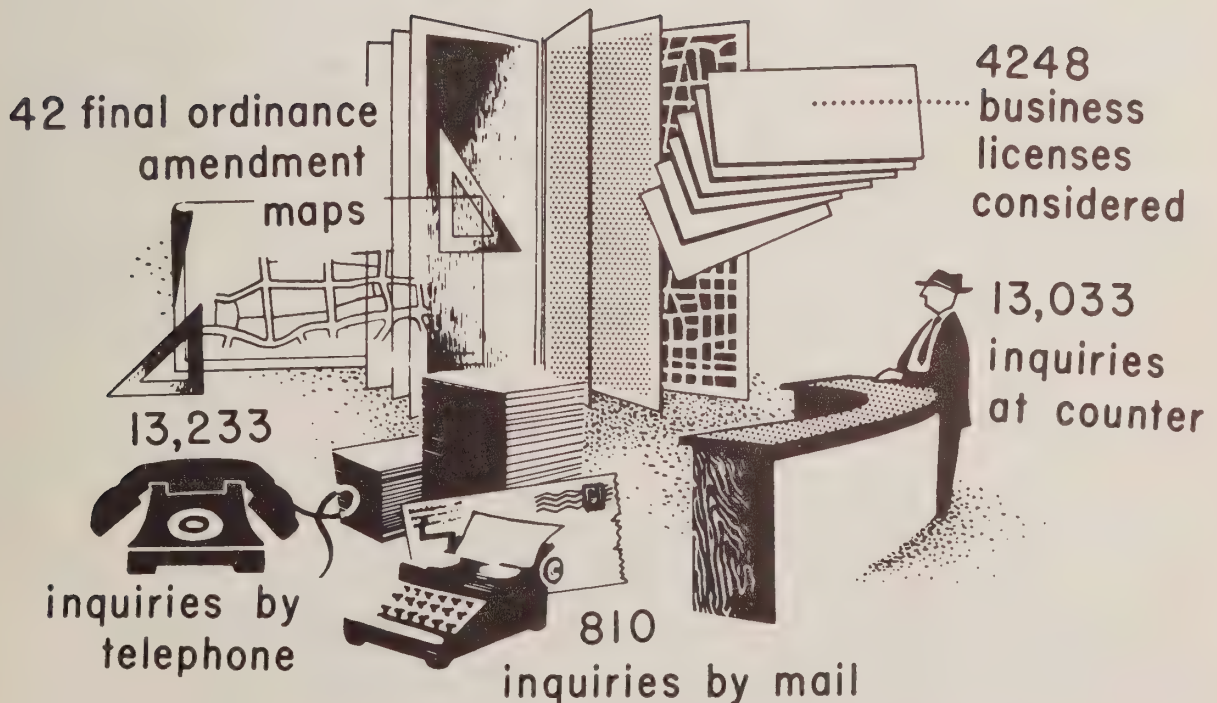


OTHER ACTIVITIES

Some of the incidental services performed in the Zone Change Section are illustrated above.

Review by this section of all business license requests filed with the Tax Collector has resulted in a more complete control over illegal land use operations.

The new system of detail zoning maps, which was started last year, was recently installed. The section's map system now consists of a set of large index maps showing a group of zoned districts and general zoning information, as applied to areas. The second set of 700 smaller maps, scale 100 feet to the inch, show zone classifications, building line setbacks, Master Plan of Highways and other data, and thus provide more complete and accurate zoning information pertaining to single lots or parcels of land.



CONDITIONAL USE PERMIT SECTION

Edward A. Holden, Section Head



Applications for Conditional Use Permits are received and processed by this Section. The special conditions pertaining to each request are thoroughly investigated and analyzed; maps, factual data reports and recommendations are prepared and presented to the Zoning Board and the Regional Planning Commission at the weekly public hearings and meetings.

ACTIVITIES

The volume of work handled varied but slightly from last year's figures, since the same number of cases were processed. This year 58 fewer Conditional Use Permit Cases were received than last year. It was possible during the year to reduce the backlog from 70 to 40 pending cases.

CONDITIONAL USE PERMIT CASES PROCESSED 1950-51

| Type of Case | Pending 7-1-50 | Filed | Regional Planning Commission Action | | With- drawn** | Total Pro- cessed | Pending 6-30-51 |
|------------------|-------------------|-------|--|--------|------------------|----------------------|--------------------|
| | | | Approved | Denied | | | |
| Zone Exceptions | 52 | 260 | 187 | 81 | 10 | 278 | 34 |
| Special Permits | 12* | 75 | 71 | 7 | 4 | 82 | 5 |
| Cemetery Permits | 2 | — | 2 | — | — | 2 | — |
| Revocations | 4 | 5 | 8 | — | — | 8 | 1 |
| TOTALS: | 70* | 340 | 268 | 88 | 14 | 370 | 40 |

*Number pending corrected on 7-1-50.

**Completely or partially processed by staff.

The number of applications received for Exceptions was again this year three times as high as the number of applications filed for Special Permits, a trend which has been sustained for several years. The majority of Exception requests received are for **expansion of existing non-conforming uses** or for the **establishment in existing non-conforming structures of uses not allowed** under the applicable zoning provisions. The few new uses granted by Exception included some oil wells, water wells and churches.

Spot checks indicate that on the average, 100 potential applicants for Conditional Use Permits come to this section each month but that, after an average of thirty minutes discussion of the circumstances pertaining to each request, only about 30% of the applicants take out application forms. Through this procedure the number of cases to be processed is held to a minimum and many additional hours of staff work are avoided.

Continuing a special assignment from last year, the Section's staff also completed the following **Industrial Uses Classification Reports:**

TYPE OF INDUSTRY:

- Processing of Concrete Products (Techkote Company)
- Manufacture of Bleach Water
- Plastic Lamination (low pressure)
- Automatic Screw Machines
- Forging (hot worked)
- Gasoline Absorption Plants

As a result of the conditions found during the Industrial Uses Survey, the Regional Planning Commission recommended that the Zoning Ordinance be amended to provide for the following industrial uses in Zone M-4 (Unlimited Manufacturing) **without Special Permits**, but that **Special Permits be required** for these uses in Zone M-2 (Heavy Manufacturing) and Zone M-3 (Unclassified).

| TYPE OF INDUSTRY | ZONE IN WHICH PREVIOUSLY PERMITTED |
|--------------------------------------|--|
| Mfg. of Synthetic ammonia | M-3, M-4 |
| Mfg. of soda ash (sodium carbonate) | M-2 |
| Mfg. of caustic soda by electrolysis | M-2 |

AMENDMENTS TO THE ZONING ORDINANCE

Several recent amendments to the Zoning Ordinance may tend to increase the future number of applications filed for Conditional Use Permits.

Certain amendments added the following items to the list of uses requiring Special Permits:

- Nurseries for Children in Agricultural Zones.
- Cemeteries in M-1 (Light Manufacturing) and in Agricultural Zones.
- Non-Profit Homes for Aged Persons in Agricultural Zones.
- Jail-Farms, or Honor Farms, publicly owned, used for the rehabilitation of prisoners in Agricultural Zones.
- Drop Hammers by Special Permit in Zones Q (Quarries), M-2 (Heavy Manufacturing) and M-3 (Unclassified).

One amendment provides that an exception may be granted to allow changes required by any law, ordinance, or regulation, either with or without a public hearing.



COUNTY OF LOS ANGELES DISTRIBUTION OF POPULATION

1940 — 1950

EACH FIGURE REPRESENTS ONE
SCHOOL SITE ACQUISITION 1950-51

— CITY BOUNDARY

● 1,000 PERSONS GAIN

○ 1,000 PERSONS GAIN

✱ 1,000 PERSONS LOSS

TOTAL 1940 PRELIMINARY POPULATION - 2,261,000
TOTAL 1940 FINAL POPULATION - 2,782,000

HIGHWAYS AND PUBLIC LANDS SECTION

G. J. Sleight, Section Head



The administration of the Master Plans, especially the Master Plan of Highways, continued to be the most time consuming of all of the functions carried on by this Section.

Many detailed studies on highway and freeway alignments were conducted and the results submitted to the Interdepartmental Engineering Committee for approval.

Numerous amendments to the Master Plans of Highways, Freeways, and Shoreline Development were prepared and submitted to the Interdepartmental Engineering Committee for approval and later presented to the Regional Planning Commission and to the Board of Supervisors for public hearings and adoption.

About the same amount of time as last year was consumed by the investigation, analysis and presentation to the Commission of staff recommendations pertaining to proposed acquisitions of public lands and school sites, also plot plans for proposed school buildings with reference to location, character, and extent.

The volume of work performed under these and other categories is indicated in the following table:

1950-51 WORKLOAD DETAIL

| <u>PUBLIC LAND ACQUISITIONS</u> | <u>NUMBER PROCESSED</u> | <u>COMMISSION ACTION</u> | |
|---|-----------------------------|--------------------------|--------------------|
| | | <u>Approved</u> | <u>Disapproved</u> |
| Highways | 186 | 186 | |
| Flood Control Rights-of-Way | 15 | 15 | |
| Riding and Hiking Trails | 13 | 13 | |
| Fire Station Sites | 5 | 5 | |
| Park Sites | 4 | 4 | |
| Institutions (Honor Farm and Misdemeanant Farm) | 2 | 2 | |
| Road Department Yards | 1 | 1 | |
| Library Sites | 1 | 1 | |
| Water Works Plant Sites | 1 | 1 | |
| Branch County Bldg. Sites | 1 | 1 | |
| Storm Drains | 1 | 1 | |
| <u>TOTAL PUBLIC LAND ACQUISITIONS</u> | <u>230</u> | <u>230</u> | |

MISCELLANEOUS ACTIVITIES

| | | | |
|-----------------------------------|----------------|----|-----------|
| School Site Acquisitions | 69 | 64 | 5 |
| Street and Alley Vacations | 45 | 38 | 7 |
| Highway Alignments | 13 | | |
| Master Plan Amendments Prepared | | | |
| Highways | 36 | 18 | 18 |
| Freeways | 1 | 1 | (Pending) |
| School Site Plot Plans | 17 (New) | | |
| Freeway Agreements | 3 (Activities) | 3 | |
| Subdivision Tract Maps Checked | 348 | | |
| Postings to Wall Maps | 2,817 | | |
| New Wall Maps Prepared | 8 | | |
| Interdepartmental Engineering | | | |
| Committee Meetings | 30 | | |
| Grade Crossing Committee Meetings | 6 | | |
| Field Trips | 48 | | |
| Personal Inquiries | 1,566 | | |

PUBLIC LAND ACQUISITIONS

The total number of all public land acquisitions processed this year was approximately the same as during the previous year. The number of highway acquisitions, however, was higher and accounted for 80% of the total acquisitions; 51 of these highway acquisitions were in the Antelope Valley, indicating the increased activity in that area.

The six most significant highway acquisitions were a total length of 3.7 miles of the San Gabriel River Parkway.

The most unusual acquisition was for the Misdemeanant Farm consisting of 581 acres of land, located in Bouquet Canyon and acquired by the City of Los Angeles.

SCHOOL SITE ACQUISITIONS

The recommendations to the Commission regarding the acquisition of school sites are determined by field investigation of the site and by checking with other governmental agencies regarding conformance to community design, flood hazard, drainage, availability of sanitary sewers, ground water conditions, traffic circulation and zoning.

Sixty-nine proposed school site acquisitions, submitted by 34 school districts, were investigated and reported on to the Commission. As in the previous year, these sites were in areas of rapid development. The map on pages 30 and 31 indicates the location of the sites approved by the Commission during the past year.

The Commission approved 64 sites of which 48 were **new** sites and 16 were additions to existing sites.

The 48 new sites were classified as follows:

- 38 Elementary Schools
- 5 Junior High Schools
- 3 Senior High Schools
- 1 Junior College
- 1 Agricultural and Youth Services Project consisting of 240 acres in the Angeles National Forest, to be acquired by the Los Angeles City Board of Education

Five school sites were disapproved, of which three were high school sites; one an elementary school site, and one a junior college site.

In order to conform to provisions of the State Conservation and Planning Act, all school districts were notified during the year that they would henceforth be required to submit plot plans showing the location, character, and extent of buildings proposed to be erected upon school sites.

The school districts are, for the most part, cooperating and 17 plot plans have been presented to the Commission and approved.

TENTATIVE TRACT MAPS

All new Tentative Subdivision Tract maps are referred to this Section for checking of their conformance to the various Master Plans.

Many times it is necessary to change the alignment of a major or secondary highway in order to facilitate the subdivision of land. In cases where a major change is made in alignment, it is necessary to amend the Master Plan of Highways.

HIGHWAY AND FREEWAY ALIGNMENTS

The rapid housing and industrial development in County areas has created many problems in highway alignment, especially for those highways which have not been pre-cised by the County Engineer and Surveyor and where no right of way exists. Highway alignment studies are made by this Section for the purpose of solving these problems.

One of the most important highway alignments prepared during this year was a rather detailed and comprehensive alignment for the Sepulveda Freeway between the Long Beach Freeway and the Orange County line, (a distance of approximately 7.2 miles), which suggested interchanges with important highways.

This alignment was selected after several meetings with officials of Orange County, the City of Long Beach, the City of Signal Hill, and the Division of State Highways.

It has been approved by the Interdepartmental Engineering Committee, the Division of State Highways and has been incorporated into the State Highway system by the State Legislature.

An alignment study was made for **Market Street** between Cherry Avenue in North Long Beach and Clark Avenue because of the subdivision activity and the proposed commercial development in the Lakewood area.

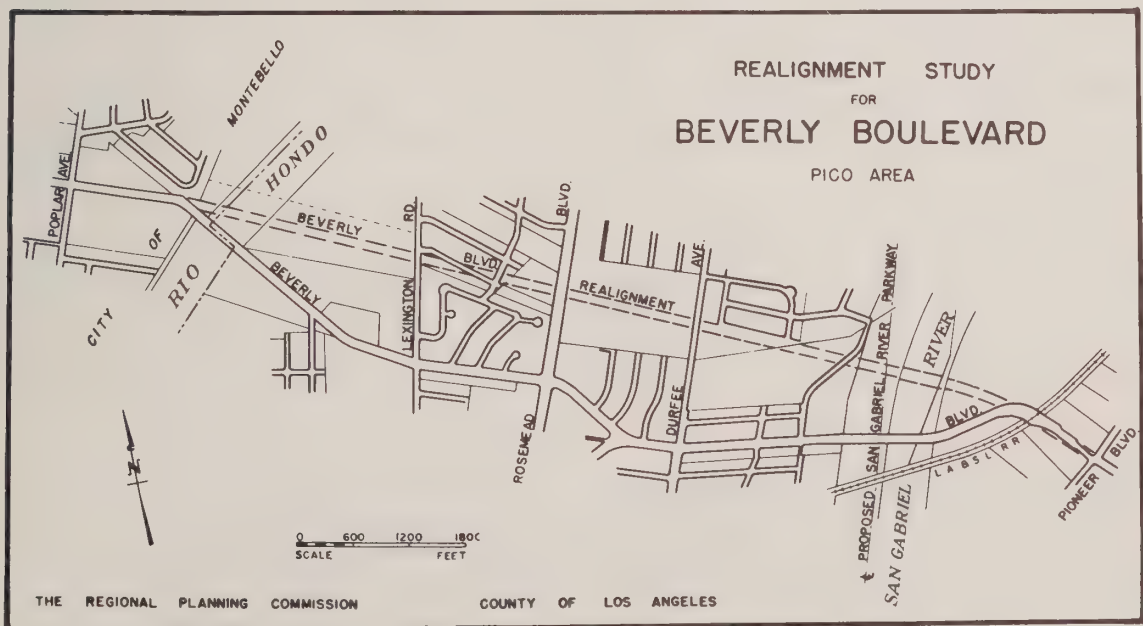
Base maps have been prepared and studies are under way to determine the feasibility of using the **Pacific Electric Right of Way** and Huntington Drive between downtown Los Angeles and the city of Arcadia, approximately ten miles, for a highway to provide adequately for local and through traffic. These studies will continue.

Studies of the highways in the **Whittier Narrows Dam** area were continued during the year. The alignment for Peck Road and Durfee Avenue was changed by amendment to the Master Plan and diverted to the San Gabriel River Parkway easterly of the dam; and those highways in the reservoir area southerly of the proposed Fifth Avenue with the exception of Rosemead Boulevard were removed from the Master Plan.

The studies in this area are not completed and will be continued:

The following map of the alignment study made for **Beverly Boulevard** in the Pico area is a good illustration of the more direct routes obtained through careful alignment analysis. In this instance the new alignment is 600 feet shorter than the existing route.

The right of way for the new road was acquired during the year 1950-51.



AMENDMENTS TO THE MASTER PLAN OF HIGHWAYS AND MASTER PLAN OF FREEWAYS

Thirty-six amendments to the Master Plan of Highways were prepared, 18 of which were presented to and approved by the Regional Planning Commission and the Board of Supervisors after holding the necessary public hearings required by law.

One amendment to the Master Plan of Freeways, changing the name of the Los Angeles River Freeway to "Long Beach Freeway," and changing the names of the Long Beach Parkway and the Appian Parkway to "Alamitos Parkway" was also approved.

Amendments to the Master Plan of Highways caused the following changes.

13.6 miles of major highways were removed from the plan.

1.9 miles of major highways were added to the plan.

2.7 miles of secondary highways were removed from the plan.

10.0 miles of secondary highways were added to the plan.

2.4 miles of secondary highways were changed to major highways.

1.6 miles of major highways were changed to secondary highways.

9.4 miles of freeways were added to the Master Plan of Highways.

The Section met with representatives of the City of Los Angeles, the City of Gardena, the City of Pomona, the City of Claremont, and the City of Covina, and discussed changes proposed by those Cities in their Master Plans.

A revised list showing the mileage of major and second highways, exclusive of State Highways, as shown on the Master Plan, within all of the cities in Los Angeles County, was prepared for the determination of the amounts of gasoline tax to be distributed to those cities by Los Angeles County.

WALL MAPS

Eight new wall maps were prepared to replace worn out maps which had become unserviceable.

It is the duty of this Section to post all changes in highway alignments, Master Plan amendments, proposed public land and school site acquisitions, consummation of purchases and all other available information needed by the staff on three sets of Wall Maps (52 maps to each set); 2,817 items of information were posted on these maps during the year.

GRADE CROSSING COMMITTEE

The Section prepared a report with maps and a list of highway-Rail grade crossings for the Los Angeles Grade Crossing Committee to be presented to the California Public Utilities Commission for inclusion in their general statewide grade crossing survey, which was later presented to the State Legislature.

Mr. Arthur H. Adams, Director of Planning, was a member of the sub-committee appointed for the preparation of this report.

There are 157 crossings mentioned in the report which were divided into four categories, as follows:

1. Grade Crossings recommended for separation.
2. Grade Separations to be rebuilt.
3. Crossings to be separated when highway is opened.
4. Grade crossings on the Atchison, Topeka and Santa Fe Railroad in the cities of South Pasadena and Pasadena.

All of the crossings recommended for separation were listed according to their importance, as determined by a formula in which both vehicular and railroad traffic were the important factors.

The Section Head, representing the Director of Planning, met with sub-committees appointed by the Los Angeles County Grade Crossing Committee to investigate at the sites the feasibility of opening public grade crossings over railroad rights of way at two locations.

The Section Head was also a member of a sub-committee, appointed to prepare a report on the necessity for separating the grades at the intersection of Glendale Boulevard, Los Feliz Boulevard and Fletcher Drive with the Southern Pacific Railroad.

This report was submitted to the California Public Utilities Commission.

FREEWAY AGREEMENTS

Freeway agreements were presented to and approved by the Commission during the year for the Harbor Parkway, the Ramona Freeway, and the Long Beach Freeway.

The Division of State Highways is now acquiring rights of way for all three of these freeways.

AND ENFORCEMENT SECTION

L. D. Tweedy, Section Head



Much persistent effort, patience, tact, and persuasive ability has been required of the investigating staff during the past year, because it has become somewhat difficult to secure prompt cooperation from the public in the abatement of land use violations. It was therefore necessary to issue 55 more ORDERS TO COMPLY than last year, although 400 fewer Land Use Violations were reported, and to institute legal action on 88 violations in addition to 40 cases

on which legal proceedings were in process at the beginning of the year. The majority of these cases involved illegal locations of trailers and advertising signs.

Violations of the Subdivision Ordinance provisions proved to be especially time-consuming and troublesome. When numerous complaints of such violations were received an investigator was assigned to spend most of his time on this type of violation. Because of the complex language of both the State Subdivision Map Act and the County Subdivision Ordinance, many hours had to be spent checking the records of the County Assessor and the County Recorder, only to find that these violations, being misdemeanors, could not be corrected or prosecuted, because the Statute of Limitations (one year) had expired. At least 50% of one investigator's time was spent on 97 subdivision violation cases, only a few of which could be corrected. It is believed that proposed amendments to the Subdivision Map Act will facilitate future prosecution of this type of violation.

Development of many new subdivision and housing projects in suburban, unincorporated county areas, made it necessary to investigate a great many complaints on hog ranches, chicken ranches, and dairies in adjacent territories into which these new projects were crowding. These are not investigations that can be completed on one or two trips, but required many hours of study in developing sufficient facts to be placed before the Commission in its effort to legally remove these obstacles to suburban home development.

ACTIVITIES

The number of violations abated during the year were slightly below last year's figure, but involved more time and effort. Fewer Land Use and Advertising Sign Cases were processed, but this drop was offset by thorough inspection of 300 more Conditional Use Permit Cases both from the standpoint of Time Limit Expirations and Compliance with Conditions. The following table shows the volume of work handled.

ZONING VIOLATION REPORTS RECEIVED, INVESTIGATED AND ABATED DURING 1950-51

| REGULAR INVESTIGATION CASES | Pending 7-1-50 | Received During Year | Totals | Processed | Pending 6-30-51 |
|---|-------------------|----------------------------|--------|-----------|--------------------|
| <u>LAND USE</u> (Includes Subdivision Violations and Revocations) | 227 | 1,131 | 1,358 | 1,107 | 251 |
| <u>ADVERTISING SIGNS</u> (Bill Boards) | 81 | 172 | 253 | 213 | 40 |
| <u>BUSINESS LICENSES</u> (Sheriff's) | 4 | 118 | 122 | 122 | - |
| <u>CONDITIONAL USE PERMITS</u> | | | | | |
| 1. Time Limit Expirations | 52 | 100 | 152 | 102 | 50 |
| 2. Compliance with Conditions (no time limit) | -- | 409 | 409 | 380 | 29 |
| | 364 | 1,930 | 2,294 | 1,924 | 370 |
| Approximately 132 Special Investigations were also made of oil wells, trailer courts, dairies, etc. A total of 1828 First Calls and 2572 Subsequent Calls were made. | | | | | |
| 360 Orders to Comply were issued, of which 258 were complied with, and 102 were pending at the end of the year. | | | | | |
| <u>VIOLATIONS REQUIRING LEGAL ACTION</u> | 40* | 88** | 128 | 99 | 29 |
| * Included 29 Trailers in one trailer park. ** Included 40 Sign Violations by one concern. | | | | | |

The need for investigating suspected land use violations arises from various sources. For example, among the reported 1,131 land use violations, there were 615 verbal or written complaints from residents, 31 formal petitions signed by residents, 160 requests from branch offices of the Department of Building and Safety, 12 requests from our Subdivision Section for investigation of suspected violations of the Subdivision Ordinance, and 313 violations were discovered and reported by members of the departmental staff.

Failure to secure voluntary abatement of serious violations, within a reasonable period of time, and after many personal calls and much persuasion, made it necessary to have one member of the investigating staff devote full time to the violation cases on which it appeared that compliance could be obtained only through legal action. Ninety-nine such cases, dealing with a wide range of violations, were completed. Sixty-seven of these cases were finally settled out of court, but criminal complaints were filed and court action was taken on violations involving the following range of uses: Over 60 advertising signs (40 in one case alone), 40 trailers, hog ranches, parking lots, two residences on single family lots, training race horses on vacant residential property, operating a cattle sales yard in a single residence zone, operating a cabinet shop (a manufacturing use) in a commercial zone, and

storage of metal junk in a commercial zone. A violation of the Subdivision Ordinance Section, which prohibits sale of a proposed subdivision or part thereof before a map has been recorded and filed, was also taken to court. In some instances the violations were abated prior to the date of the trial; in practically all other cases the defendants were found guilty and fined from \$50 to \$500 and/or given jail sentences of from 10 to 60 days. Probation usually was granted upon compliance.

BUILDING & SAFETY DEPT. LIAISON SECTION

A. H. Meredith, Section Head



Maintenance by this Section's staff of up-to-date land use classification information, records, and maps in the district offices of the Department of Building and Safety, facilitated the approval of some 49,000 building permits from the standpoint of conformance with Master Plans of Land Use and Highways, Zoning Provisions, etc.

Certain activities (indicated by asterisk in the workload table), which in recent years required much time, have been almost entirely carried on by Building Department personnel during the past six months. The time thus gained was used in the preparation of approximately 700 new zoning index maps for the Regional Planning Commission.

Work performed for the Department of Building and Safety involved:

| | Estimated Number |
|--|---------------------|
| Trips to Building Department District and Branch Offices | 1,117 |
| Building Department Maps Revised or Checked | 2,376 |
| Building Department Maps Renewed | 200 |
| Planning Folders Amended | 329 |
| Building Permit Applications Approved or Denied | 211* |
| Sites or Uses Inspected | 117* |
| Conferences with Building Department Personnel | 430* |
| Public Inquiries answered regarding | |
| Zoning and Setback Ordinance Provisions | 483* |

The staff also analyzed 243 of the County Surveyor's Highway Alignment Maps, made 124 alignment sketches, and compiled data for an Ordinance to repeal approximately 200 Setback Ordinances.



John L. Richerson, Division Head

We don't **really** use a crystal ball, but we do attempt to recognize trends of future growth and to prepare plans which will serve as a vehicle to carry the community to its optimum development.

The general type of work done in this Division does not vary from year to year but each project, whether it be the first precise zoning of a new district; a rezoning study of an area within which conditions have changed; the preparation of a scheme for community development; a survey to determine recommended locations for public buildings; or of whatever the nature, does involve special features which are not exactly like those of any other project and each project brings its special problems to be solved.

THE ZONING ORDINANCE

The Los Angeles County Basic Zoning Ordinance, 1951 Edition, was published in booklet form in May of this year. It is the culmination of much painstaking work by many persons on the Commission's staff who are not assigned to the Advance Planning Division, but from a man-hours standpoint, most of the time was consumed by the division head and certain members of his staff.

The Planning Commission held eight public hearings during the year to consider amendments, and discussed amendments at seventeen other meetings, considering 229 items regarding the ordinance.

Special recognition should also be given to Mr. Edward H. Gaylord, Deputy County Counsel, not only for his expert legal advice but for his untiring efforts in the preparation of the ordinance itself and the painstaking research necessary for the preparation of the historical footnotes.

INNOVATIONS IN PUBLISHED ORDINANCE

1. Distinctive cover design.

In order to make the book readily recognizable, a new cover was designed, creating an attractive looking volume.

2. Easily readable text.

Recognizing a well-known fact that black print on yellow paper is much easier to read than black-on-white, a yellow paper stock was used in conjunction with a specially chosen type in order to make the ordinance more readable.

3. Illustrative Sketches

Throughout the ordinance, sections which might be difficult to interpret were illustrated by sketches designed to interpret the wording of the ordinance in picture form, thus making the legal language understandable by laymen as well as attorneys and technicians.

4. Footnotes

Cross-references by footnote, as well as historical references and court case citations have proven very valuable, particularly to attorneys who have occasion to work with the ordinance.

5. Thumb Index

In order to locate chapters readily from the Table of Contents, a thumb index was provided, which facilitates the finding of subjects by broad headings.

6. Complete Index

A 24 page alphabetical index was provided in the back of the book, thus making the location of specific subjects quite easy. This section was printed on pink paper in order to differentiate it readily from the text of the ordinance itself.

NEXT YEAR

Predictions are dangerous and inclined to back-fire; therefore we hesitate to make them. In our last annual report, for example, we stated that it was planned to complete the precise zoning of the presently unzoned area south of the mountains during this fiscal year. This has been only partially accomplished, and it is hoped that the coming fiscal year will complete that project.

Other planning studies such as the Whittier Community Development Plan and the East Pasadena Community plan have not been brought quite to completion as anticipated; and it has been possible to accomplish very little on the revision of the Master Plan of Parks.

The work on these projects will continue, and other studies now under way, such as the revision of the Master Plan of the Administrative Center (downtown Los Angeles Civic Center), and the Master Plans for Biscailuz Center in City Terrace and the General Hospital—Juvenile Hall area will be pushed as far as possible toward completion.

Community development plan studies have been ordered for the Lancaster and Palmdale areas and it is hoped that these can be listed as accomplishments at the end of the fiscal year.

There are many continuing studies, and, unless history completely reverses itself, there will be many additional work orders forthcoming during the year, both from the Commission and the Board of Supervisors. These additional, now unknown, projects, most of which are of such nature that they take priority over previous schedules, cause a diversion of manpower and a resulting delay in completion of anticipated studies.

This, coupled with the fact that a limited number of personnel is assigned to this division, makes it virtually impossible to make accurate predictions as to how many projects will be completed during the ensuing year.

ZONING DISTRICTS SECTION

Jack A. Barnes, Section Head



During the past fiscal year, zoning studies were completed for areas totaling 45.5 square miles and containing a combined estimated population of over 81,000 persons, which would be equivalent to the population of the 13th largest city in California, or to a city just ahead of Burbank in population rank. This population is also greater than that of 36 California counties, and as large as that of the 140th ranking city in the nation. It is comparable to the capital city of Springfield, Illinois, which has a population of 80,832. The zoning problems dealt with in these areas would be comparable to the work involved in complete zoning of a city with the combined population of Inglewood and Pomona and with an area equal to that of Long Beach plus Arcadia.

The zoning studies completed were for the Artesia, Bell Gardens, Lakewood, Lomita Business District, Los Nietos-Santa Fe Springs, and Playa del Rey districts. The plans were adopted except for Artesia and Bell Gardens which require a final hearing before the Board of Supervisors.

The Zoning Progress Map and the Zoning Activities Table on the following pages show the extent of zoning accomplished during the past year.

ZONING ACTIVITIES 1950-51

| ZONING PROGRESS | | | | | ZONING DISTRICTS UNDER STUDY | | | |
|-----------------------------|--------------|----------------------|--------------------|-----------------|------------------------------|-------------|----------------------|-------------|
| Major Zoning Area | Total Sq.Mi. | Zoned Sq.Mi. | Unzoned | | DISTRICTS | Area Sq.Mi. | Estimated Population | Progress(b) |
| | | | Under Study Sq.Mi. | No Study Sq.Mi. | | | | |
| Incorporated Cities | 751 | 751 | | | Coastal Plain Area: | | | |
| Unincorporated Area: | | | | | Artesia | 17.3 | 14,850 | 4 |
| Coastal Plain | 4.63 | 356 | 60 | 47 | Bell Gardens | 3.2 | 17,500 | 4 |
| North County | 2,570 | 29 | 95 | 2,446 | Keystone-Dominguez | 26.4 | (a) | 1 |
| Inlands | 130 | | | | Los Alamitos | 3.3 | (a) | 1 |
| Santa Monica Mtns. | 169 | | 75 | 94 | South El Monte | 4.1 | (a) | 2 |
| | | | | | West Whittier | 5.5 | (a) | 2 |
| Totals: | 4,083 | 1,136 | 230 | 2,717 | Totals: | 59.8 | 32,350 | |
| ZONING DISTRICTS COMPLETED | | | | | North County Area: | | | |
| Districts | Area Sq.Mi. | Estimated Population | Ordinance Adopted | | Agua Dulce | 48.5 | (a) | 1 |
| | | | | | Newhall | 19.8 | (a) | 1 |
| | | | | | Quartz Hill | 26.5 | (a) | 2 |
| | | | | | Totals: | 94.8 | | |
| Coastal Plain Area: | | | | | Santa Monica Mtn.Area: | | | |
| Lakewood | 14.16 | 43,180 | 3-20-51 | | Calabasas | 31.7 | (a) | 1 |
| Lomita Business Dist. | 0.12 | 400 | 10-31-50 | | Chatsworth Lake Manor | 2.4 | (a) | 1 |
| Los Nietos-Santa Fe Springs | 7.09 | 4,880 | 5-22-51 | | Malibu | 21.8 | (a) | 1 |
| Playa Del Rey | 3.68 | 250 | 8-8-50 | | Topanga Canyon | 19.1 | (a) | 1 |
| Totals: | 25.05 | 48,710 | | | Totals: | 75.0 | | |
| | | | | | GRAND TOTALS: | 229.6 | 32,350 | |

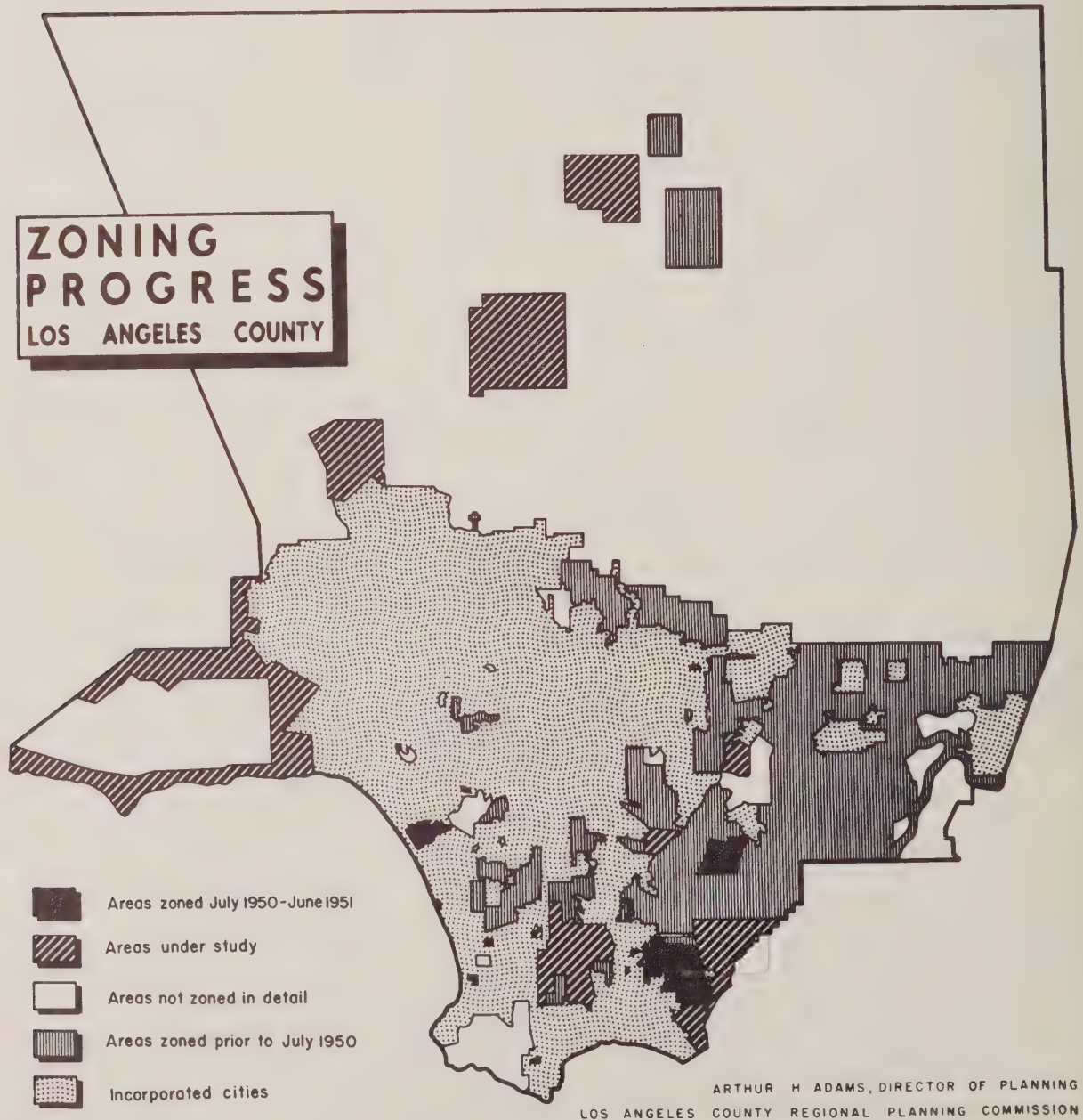
(a) Figures not available

(b) Progress Legend

1. Base mapping completed
2. Land Use survey completed
3. Proposed Zoning Plan completed
4. Public hearings in progress

ZONING

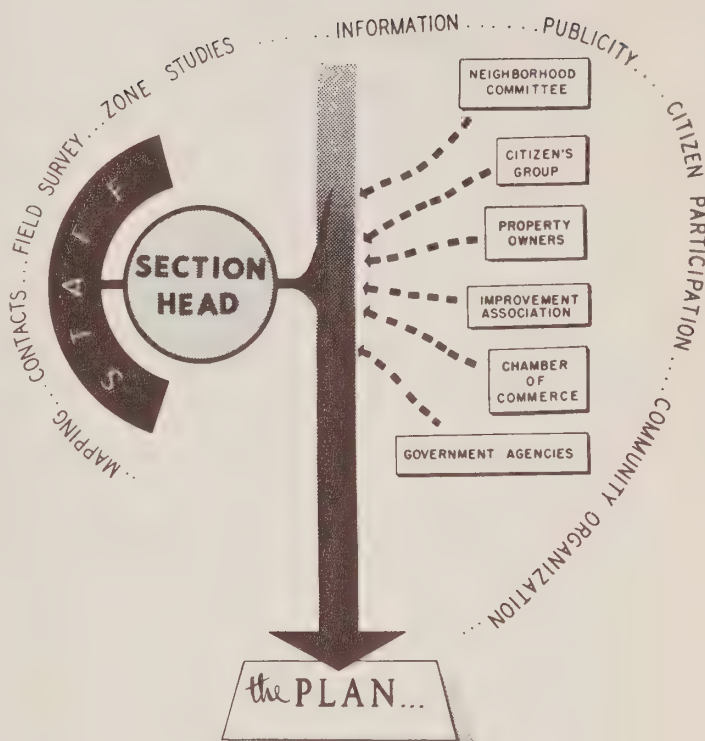
The development of a zoning plan for any area is usually a lengthy, exacting procedure, requiring a high degree of technical planning skill, much patience and considerable ability to deal tactfully and diplomatically with the many interested individuals and groups whose properties may be involved. The following illustration shows the various stages through which a zoning plan passes and the different groups that participate in its development.



ARTESIA

Artesia presented the problem of protecting a basic agricultural industry . . . dairying. A special study was prepared in order to obtain some essential data for staff study of the dairy problem. The study was later published as a report entitled, "Where Now, Brown Cow?" and was instrumental in consolidating public opinion to support the Artesia Zoning Plan. Requests for copies of the report have been received from Universities and Planning Commissions from other parts of the Nation, as well as from many agricultural and dairy organizations. A radio talk, a magazine article, numerous newspaper articles, as well as many meetings with the leaders of the local dairy industry, and several civic organizations were helpful in obtaining almost unanimous local support for the plan.

The Artesia plan set up an area of about 10 square miles or 6400 acres in zone A-2-5 (Heavy Agricultural with a minimum lot area of 5 acres). This type of zone is suitable for encouraging the establishment of new dairies in the area, as well as discouraging premature town lot subdivisions to the detriment of the dairies.



BELL GARDENS

Bell Gardens, with a population density of 5500 persons per square miles, required protection of permanent zoning. It is an area consisting of homes of working people employed in the nearby industrial areas, and within which there has been a strong trend over the years to establish additional dwelling units on the home property in order to supplement the family income. For a number of years this district has been under interim "light industrial" zoning. The hodge-podge development created under this type of zoning resulted in a popular demand for comprehensive planning. A very "liberal" plan was adopted which placed most of the residential area in Zone R-3 (Limited Multiple Residence), with one small area in Zone R-2 (Two-Family Residence), and a still smaller area in R-1 (Single Family Residence). In this district, like in Artesia, there was almost 100% local support for the plan.

LAKEWOOD

The Lakewood area is one of the nation's fastest growing communities and consists mostly of single family dwellings. In this area 4,586 acres of land were subdivided and 19,060 new homes built during the fiscal year, increasing the population of the area by an approximate 62,000 persons.

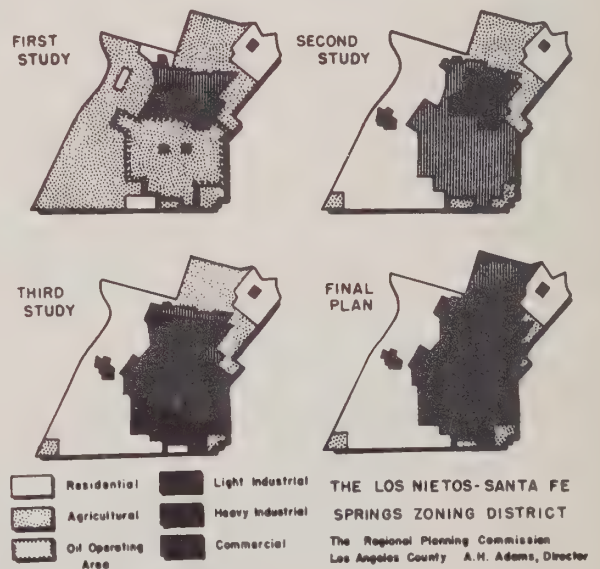
A complete commercial center of 159 acres (believed to be the largest single development in the United States), was designed for the developers by local architects. The center will provide access by service roads paralleling the main highway; functional design of facilities; **adequate** off-street parking; and (most welcome to planners) the abandonment of "street frontage" for store buildings. The commercial establishments are islands in a sea of parking lots.

LOS NIETOS-SANTA FE SPRINGS

First Study:

When this study was first started, the predominant land use feature was the Santa Fe Springs oil field surrounded by light agriculture. There were four small residential areas and an industrial section adjacent to and north of the oil field.

The first tentative plan reflected the land use pattern with the assumption that the oil field would someday revert to a residential character similar to the development history of the La Brea oil field in the City of Los Angeles. Thus the oil field was proposed to be a basic agricultural zone with a regulated oil operation provision.



Second Study:

However, during the early part of 1950 the booming residential subdivision activity leaped over the San Gabriel River from the west and into this district. The second plan established a residential zone for the western third of the district with a commercial area planned at a major intersection to serve the neighborhood.

The County Counsel ruled that no matter how stringently a heavy industrial use (such as an oil field operation) could be regulated, it was incompatible with an agricultural zone; but, if the heavy industrial use could be sufficiently regulated it could be placed in a light industrial zone. The second plan was modified to permit restricted oil field operations in Zone M-1 (Light Industrial).

Third Study:

The oil developers requested less restricted zoning for an old and well established oil field. A further study from facts obtained from the California State Division of Gas and Oil revealed that newer oil pools were being located by deeper well drilling thus making the proposed drilling regulations impractical. The proposed plan was changed to Zone M-2 (Heavy Industrial) in order that the oil field could develop without restrictive zoning regulations.

Fourth Study:

During the Board of Supervisors public hearing the property owners northeast of the oil field requested industrial zoning. Since the property concerned was between two existing industrial areas and the owners, without exception, agreed upon an industrial zone and no valid objections were received, the final plan had more industrial zone added. This large industrial area, served by two transcontinental railroads and adequate highways, should provide locations for many new industries to become established in the county.

PLAYA DEL REY

The plan provides, for the most part, an agricultural zone to protect the dominant farming industry. There is a large aircraft factory in the district, as well as several smaller industries, and these were provided with a heavy industrial zone. This area also is the proposed location for a small boat harbor, and it is anticipated that a new study of the area will be needed when the establishment of the harbor will change the existing conditions.

MASTER PLAN AND DESIGN SECTION

Edward J. Till, Section Head



The Master Plan and Design Section's main functions are to prepare master plans for large community areas and to design development plans for specific land use problems presented to the Commission. This section is presently engaged in a comprehensive community study in the Whittier area, has the responsibility of examining and reporting upon subdivisions submitted for Commission action, and is called on from time to time to examine various other phases of regional planning as ordered by the Board of Supervisors and the

Regional Planning Commission. The following illustration briefly indicates some of the major projects now before the staff of this section.

WHITTIER COMMUNITY DEVELOPMENT PLAN

The Whittier Community Development Plan is an analysis of Whittier and environs for the purpose of making an over-all community plan to guide the orderly development of the area. Geographically, it extends from the San Gabriel River to the Orange County line and from Firestone Blvd. to the base of the Puente Hills.

Continued progress has been made in this study. An analysis of schools, parks and commercial development in the Little Lake School District area of the community has been finished. The land use survey has been made and the analysis of this survey is in progress. Coordination of tentative subdivisions as well as several studies of other problems arising within other sections of the Regional Planning Commission and pertaining to the area of the Whittier Community Development Plan, have been carried to completion. A study of the commercial development of Whittier Blvd. is now in progress.

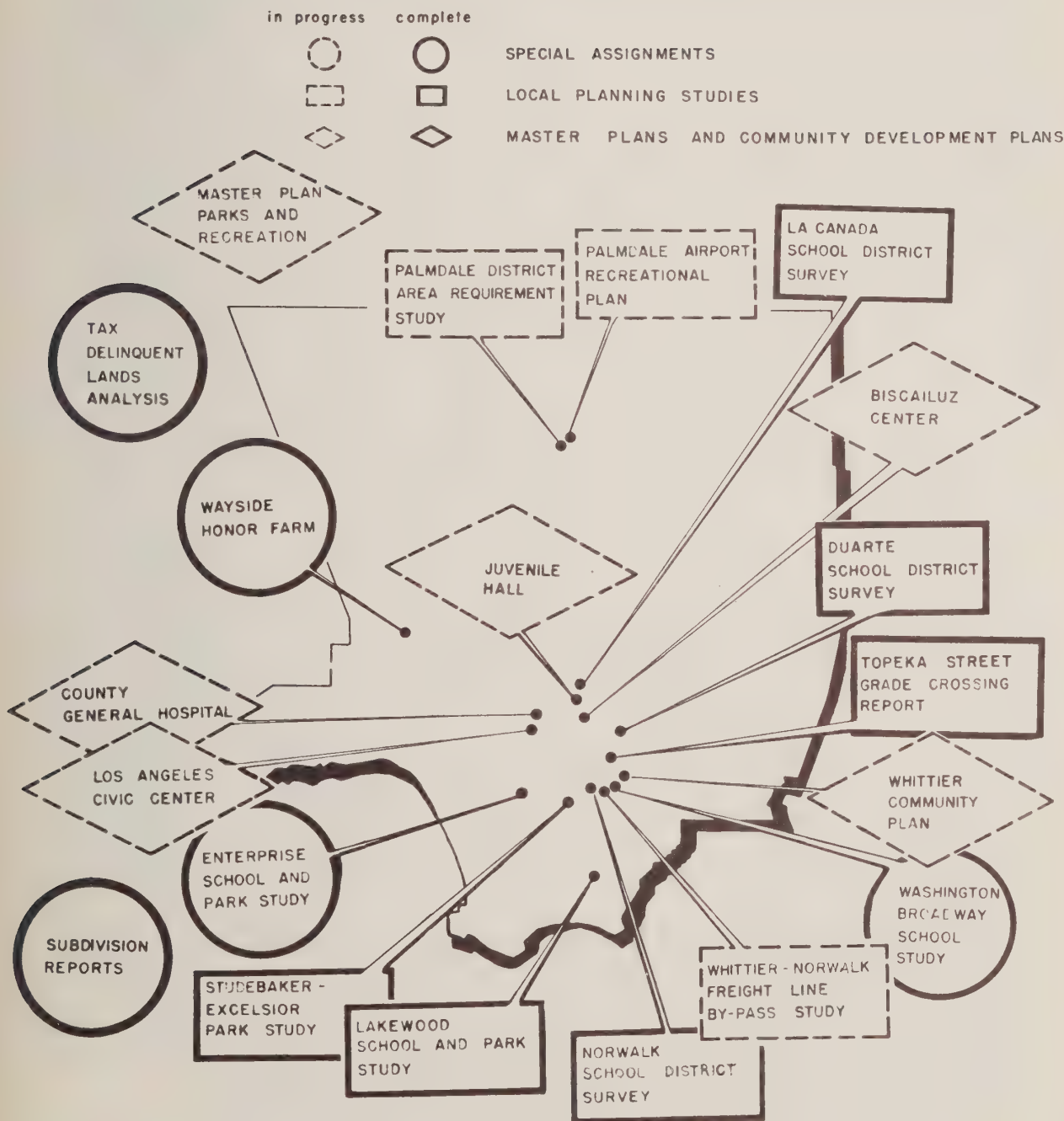
STUDEBAKER-EXCELSIOR PARK

A study was prepared to show a community plan which not only located a school site in a more advantageous position to serve its community but also incorporated a much needed park in the ultimate development.

The plan suggested the elimination of an existing sump with the development of the proposed park; it also indicated the unification of the park and school activities to encourage a more intense use and economical return from these publicly owned lands.

master plan and design

project locations



LA CANADA SCHOOL SITE STUDY

An unprecedented upsurge in population within the La Canada area since the close of World War II created a demand for increased school facilities.

A very detailed examination of this school district, resulting in a recommendation of four possible sites, was approved by the Regional Planning Commission. Two of the recommended sites were accepted by the School Board and are now in process of development. (See illustration on page 51.)

DUARTE SCHOOL DISTRICT SURVEY

This study was occasioned by the Commission's disapproval of proposed acquisitions for additional school sites in the Duarte School District. After the Commission had disapproved the sites but not the proposed subdivisions in the area, it was requested by the school district to carefully examine the area for possible school site locations. It was found that the two existing schools were inadequate to handle the then existing population and that there was a need within the district for a minimum of three additional sites as well as for some general overall planning for the area. This district had experienced an approximate 300 per cent population growth in a three-year period. School facilities, of course, had not kept pace with the increased number of pupils in the area.

On August 18, 1950, the staff presented its report to the Commission making comments and recommendations relative to five sites for the area. These sites were as centrally located to the districts to be served as possible, and conditions relative to drainage, streets, etc., were made a basis for the approval of each of the considered sites. The report was then transmitted to the school district and filed with the Plan Administration Division.

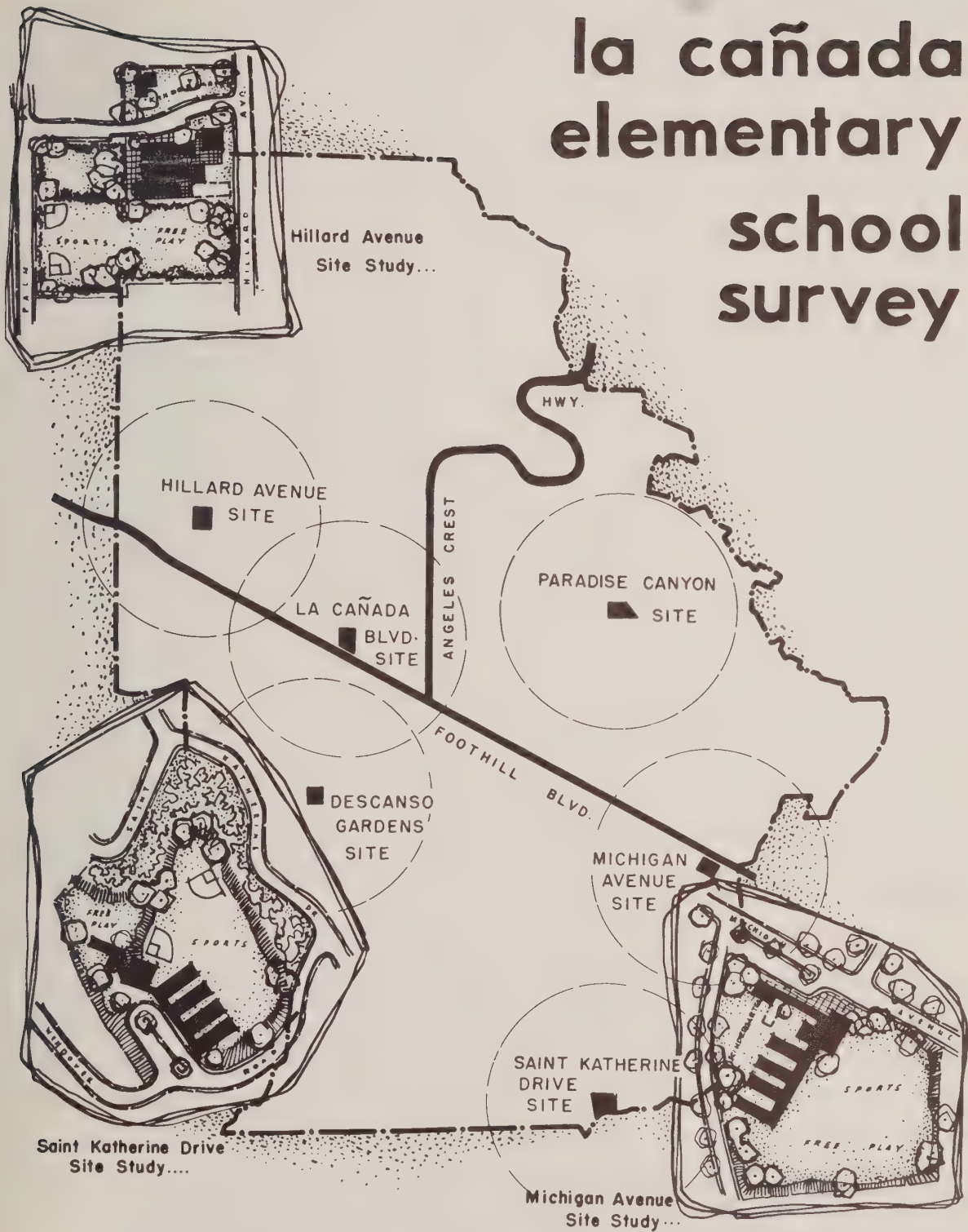
LAKEWOOD SCHOOL & PARK STUDY

With the tremendous development of residential uses within Lakewood area came naturally the question of the number of schools, parks, etc., needed for a community to be built in the short period of one or two years.

When the Commission had submitted to it for approval the many subdivisions proposed for development for the Lakewood Community, the Advance Planning Division was instructed to examine carefully the proposals of the development and to prepare the necessary studies so that the Commission and the Board of Supervisors could be advised as to the best possible procedures deemed advisable for this growing community.

The Master Plan and Design Section subsequently prepared a summary of dwelling units, recreation areas and schools needed in the intensely developing Lakewood area. A map was prepared of the whole community showing the location of all the proposed subdivi-

la cañada elementary school survey



visions, number of units to be developed and an appropriate number of schools and parks to service these developing areas. It was found that the recreational needs of the community were, at best, only modestly met in the subdividers plans and that the school needs of the community were from a planning standpoint inadequately met by the proposed school development in the Long Beach Unified School District.

Several meetings were conducted with the officers of the Unified School District; the matter was presented to the Commission with recommendations and filed.

L. A. CIVIC CENTER 1951

The Board of Supervisors, on April 17, 1951, requested the Regional Planning Commission to meet with the Los Angeles City Planning Commission and work out a mutually acceptable plan for location of the courts building. Selection of a satisfactory site necessitated a re-study of the official civic center plan which was adopted in 1941.

A series of drawings and a working model were prepared by the departments of the two Planning Commissions to facilitate a recommendation.

It is hoped that this study will result in official approval of a revised Civic Center Plan.

THE BISCAILUZ CENTER

The Biscailuz Center study is a comprehensive plan for the development of a large parcel of county owned land located north and east of the intersection of Blanchard Street and Eastern Avenue in City Terrace, for use by the Disaster Relief Authority, the Forester and Fire Warden and the Sheriff's Department.

This study was begun following a request in October, 1950, from the Chief Administrator's office to prepare a Master Plan of Development for the Biscailuz Center area.

In the preparation of a plan of this type it is first necessary to determine the requirements of the various agencies which will use the area. With this information, area assignments can be made, site plans prepared and access and utilities locations determined.

To accomplish the foregoing, many conferences with representatives of the directly concerned County departments were necessary. Likewise it was necessary to meet with many indirectly affected agencies, such as the County Engineer and Surveyor, the County Road Department, Mechanical Department, Department of Building and Safety, the State Division of Highways and the Pacific Electric Railway Company. These meetings have produced the information needed for preparation of the plan.

TOPEKA STREET GRADE CROSSING



The Topeka Street Grade Crossing case concerned a dispute between the County of Los Angeles and the Rivera School District on one side, and the Pacific Electric Railway Company on the other, relative to opening a new crossing at grade on the Whittier line.

The Master Plan and Design Section prepared and presented a factual and graphic land use survey of the Rivera Zoned District, along with other illustrative materials, to support the County of Los Angeles' and the Rivera School District's request that a grade crossing be provided to enable students residing north of the railway to more directly reach the Serapis Street School.

A decision revising the findings of three previous hearings on this same crossing and favorable to the Rivera School District's request was made by the Public Utilities Commission on January 9, 1951.

WASHINGTON & BROADWAY SCHOOL SITE STUDY

At the request of the Conditional Use Permits Section, an analysis was made of a proposed school site near Washington Blvd. and Broadway in the Whittier City School District. A site study, including a possible subdivision of adjacent lands, was made to serve both the needs of the school and the development of adjoining property. The recommended plan provided pupils with easier and safer access to the site by bordering the school with a street and facing adjacent lots toward the school.

This arrangement also preserved the privacy of rear yard "outdoor living spaces."

TAX DELINQUENT LANDS

A series of proposed auctions of tax delinquent lands have been submitted to the Regional Planning Commission by the Tax Collectors' office throughout the past year to be investigated for possible public needs. Each parcel of land is checked against various Master Plans.

Tax delinquent lands in certain areas are located in hazardous mountain and canyon areas, some parcels are even without access. Such parcels of land recently have been withheld from sale and considered preservation areas until some suitable plan for future use can be evolved.

Intermittent work was also done on Plans for the Altadena Branch Civic Center, the Altadena Park Area, the Del Aire Park Area, the East Pasadena Community Area, the Juvenile Hall area, Laguna-Dominguez area, Lennox Branch Civic Center, the Wayside Honor Farm, Norwalk School District, a Recreation Plan for the Palmdale Airport and the location of various County Department Branch Offices. Most of these projects will probably be completed during the coming year.

MAP AND ORDINANCE SECTION

Edward T. Walker, Section Head



To most people, there is nothing particularly exciting, dramatic, or glamorous about legal descriptions and precise engineering drawings. This phase of the work, however, is very necessary and extremely important, requiring thorough and detailed search of official records; checking of a very painstaking nature; as well as expert layout and delineation in order to create Official Maps which may be reproduced at a greatly reduced scale.

It is the responsibility of this section to prepare, check, and correct **official** zoning plans and **official** change of zoning plans; prepare, check, and to correct **legal notices** of public hearings held by the Commission and the Board of Supervisors on the establishment of zoning districts; correct and revise legal notices of public hearings on zone changes; check and correct **ordinances** establishing official zoning plans or changes of official zoning plans; check and correct **letters of transmittal** to the Board of Supervisors on proposed official zoning plans and changes of official zoning plans.

A portion of an Official Plan of a recently zoned district, shown on the next page, illustrates some of the methods and the care used in the preparation of the map to establish zone boundaries.

The Lakewood Village District was one assignment, however, processed in a different manner than is normally used on zoning districts. It was necessary that land use restrictions be placed as soon as possible upon this area, as deed restrictions either had expired or were about to expire over a substantial portion of the district. In order to handle this problem as expeditiously as possible on a temporary basis, legal descriptions were prepared of the exterior boundary of the district and 35 areas within the district, and an interim urgency ordinance prepared placing these areas in various residential, agricultural and commercial zones. Five months later, this district was absorbed by the Lakewood Zoning District, which includes all of the area of the Lakewood Village District, an area of 7.55 square miles, and an additional 6.61 square miles of adjacent area. This procedure has been used in the past but without the amount of detailed zoning involved in this district.

The State Conservation and Planning Act requires that Notices of Public Hearings and Official Plans be published in a newspaper of general distribution in the affected area. In conformance with this requirement this section makes the necessary arrangements for the publication of these hearings and plans on Zoning Districts.

Newspaper publication costs of Official Plans, at present, vary between \$100 and \$200 per square foot of printed map and has averaged about \$150 per square foot. These official plans, generally delineated on a scale of 1" equals 300' and 1" equals 600', vary in

area from 10 to 30 square feet. In order to keep the publication costs reasonable, consistent with legibility, the maps are prepared for a linear reduction of from 2/3 to 3/4, or a reduction varying from 8/9 to 15/16 of the original area. Thus a map measuring 5' x 6' with an area of 30 square feet, is reduced by a photochemical process on a zinc plate by the engraver to an area of 2 or 3 square feet, costing \$300 to \$450 instead of an area of 30 square feet costing \$4500 for publication purposes.

All references, distances, etc. are checked with official records, including maps and documents of County Recorder, County Surveyor, court decisions, County Assessor, and state and city offices.

Description of zone boundary by recorded subdivision lines.

Zone boundary lines are dimensioned or tied to described street or highway center lines thereby eliminating confusion caused by street widening.

Check status of all rights-of-way: public and private streets, flood control channels, railroads, power transmission lines, etc.

Description of zone boundary by metes and bounds.

Description of a zone boundary is arbitrarily established where no recorded property line exists.

Every zone boundary is described so that it can be accurately located on the ground by civil engineer or surveyor.

Symbol must be shown in every enclosed zone area.

Drafting and lettering of sufficient size and clarity so that map can be reproduced at considerable reduction (90% to 95% area reduction) for economical publication

elements of an official zoning plan

This section has received a new assignment consisting of the establishment of precise building setback lines in the zoned portion of the County. There are now 89 zoning districts with a total area 384.65 square miles. In some zoning districts these lines have already been established. It is now planned to have a substantial portion of the remainder of the precisely zoned area placed in Setback Districts. This section will proceed with the task of establishing these districts as rapidly as possible with the manpower available.

The following tabulations show the work completed and the work load detail. A comparison of the work completed on zoning districts for the last year and the year before shows a drop in number and area of districts. However, this section has completed the maps on every district approved by the Board of Supervisors during the past fiscal year.

TABLE I
MAP AND ORDINANCE SECTION - COMPARATIVE WORKLOAD FIGURES

| DESCRIPTION OF ACTIVITY | 1950 - 1951 | | 1949 - 1950 | |
|---|-------------|------------------|-------------|------------------|
| | NO. | AREA IN SQ.MILES | NO. | AREA IN SQ.MILES |
| FOR ZONING DISTRICTS | | | | |
| Notices of Hearings | 12 | | | |
| Official Maps prepared & checked for New Districts, Zoned | 4 | 25.05 | 4 | 22.31 |
| Existing Districts, Rezoned | 2 | 26.94 | 7 | 72.96 |
| TOTALS | 6 | 51.99 | 11 | 95.27 |
| FOR CHANGE OF ZONE | | | | |
| Legal Notices Checked & Revised | 43 | - | 60 | - |
| Official Maps Checked & Revised | 48 | - | 45 | - |
| Legal Descriptions in lieu of Official Maps | 7 | - | - | - |

TABLE II

MAP AND ORDINANCE SECTION - 1950-51 WORK LOAD DETAIL

| DESCRIPTION | OFFICIAL PLANS | | | Legal Notice of Public Hearings (Board of Supervisors & Regional Planning Commission) | | | ORDINANCES | Area of District in Square Miles |
|------------------------------------|----------------------|---------|---------|---|---------|---------|-------------------------|----------------------------------|
| | | | | | | | | |
| | Percentage Completed | | | Percentage Completed | | | B.S. Ord. Adoption Date | |
| | Delineated | Checked | Revised | Prepared | Checked | Revised | | |
| NEW DISTRICTS | | | | | | | | |
| Artesia | 50 | 50 | 0 | 100 | 100 | 100 | - | 17.22 |
| Bell Gardens | 15 | 0 | 0 | 100 | 100 | 100 | - | 3.18 |
| Chatsworth Park Manor | 40 | 0 | 0 | 0 | 0 | 0 | - | 2.40 |
| Lakewood | 100 | 100 | 100 | 100 | 100 | 100 | 3-20-51 | 14.16 |
| Lomita Business District | 100 | 100 | 100 | 100 | 100 | 100 | 10-31-50 | 0.12 |
| Los Alamitos | 75 | 20 | 0 | 0 | 0 | 0 | - | 3.31 |
| Los Nietos-Santa Fe Springs | 100 | 100 | 100 | 100 | 100 | 100 | 5-22-51 | 7.09 |
| Playa Del Rey | 100 | 100 | 100 | 100 | 100 | 100 | 8--8-50 | 3.68 |
| | | | | Grand Total, 8 Districts | | | | 51.16 |
| | | | | Completed Total, 4 Districts | | | | 25.05 |
| | | | | Partially Completed, 4 Districts | | | | 26.11 |
| REZONED DISTRICTS: | | | | | | | | |
| La Crescenta | 100 | 100 | 100 | 100 | 100 | 100 | 10-17-50 | 3.57 |
| Palmdale | 100 | 100 | 100 | 100 | 100 | 100 | 12-12-50 | 23.37 |
| | | | | Completed Total 2 Districts | | | | 26.94 |
| MISCELLANEOUS | | | | | | | | |
| Lakewood Village Urgency District* | 100 | 100 | 100 | - | - | - | 10-10-50 | 7.55 |
| Puddingstone Agricultural District | - | - | - | - | - | - | 7--5-50 | 5.93 |
| Palos Verdes Agricultural District | - | - | - | - | - | - | 5-29-51 | 1.00 |
| | | | | Completed Total 3 Districts | | | | 14.48 |

Determined the area of the County's 89 Zoning Districts to be 384.65 sq. miles.

Checked status of 25 Residence District Ordinances (It was determined that 10 of these ordinances have been repealed.

It was recommended that 6 of the remaining 15 should be repealed.)

Revised the Map and Ordinance Section's Zoning Index Map to show all changes in boundaries of all cities in Los Angeles County.

*Prepared map of District (scale of 1" equals 300') which showed 8 different zones. Prepared and checked 35 legal descriptions of exterior boundaries of areas within these eight zones and also exterior boundary of district having a gross area of 7.55 sq. miles.

STREET NAMING SECTION

George M. Kerry, Section Head



The scope of this section's work embraces the street-name situation throughout Los Angeles County, and includes furnishing advisory services to the County's 46 municipalities to assist them with their street-name problems. Similar cooperation is also provided to adjacent counties.

Requests for street-name changes or the creation of new street names come from many sources, but the majority emanate from the office of the County Surveyor. Others are received from the Board of Supervisors, the County Road Commissioner, city councils, planning commissions, civic bodies, groups of citizens and individuals.

The processing of street name changes involves considerable work, especially since in recent months the street name preferred by the majority of residents concerned in each case has been ascertained by tabulating the answers to postcard questionnaires mailed to each address on the street.

Among the 80 street name changes completed, several were located in the City of Lynwood. A number of street name changes were proposed in the Azusa-Covina-Glendora area and in the Compton area, but strong community opposition was encountered in both locations and it has not yet been possible to convince the City Councils or Commissions in these areas that the recommended changes have much more than local significance and therefore should be carried out even though the present names might be preferred by local residents.

Another project completed was the preparation of a Street Map for the environs of the City of Whittier, for study in cooperation with officials of that city. Also, highway names shown on the Master Plan of Highways were checked and the names of local streets shown were brought up-to-date.



RESEARCH

statistical studies

special assignments

population estimates

transportation

airports

John P. Commons, Division Head

The usual functions of this Division were carried on until April 1, 1951, at which time the Division was discontinued by Order of the Board of Supervisors because the nature of work performed was considered of a non-mandatory nature.

WORK ACCOMPLISHED

The preparation and publication of quarterly bulletins showing population and dwelling unit estimates for Los Angeles County and its component parts has for a number of years been one of the Research Division's major assignments. But, because the Division was only in operation for eight months of the year, it was not possible to collect the necessary data, prepare estimates and publish more than two quarterly issues of these population bulletins.

As in the past, much staff time was spent in answering written, telephone and personal inquiries regarding estimated population in specific areas, because such requests often necessitated further computations. For example:

1. Assistance was given to the Los Angeles Tuberculosis Association in the determination of population by districts for areas not covered at that time by the Chest X-Ray Drive.
2. Special estimates were made for the Chief Administrative Officer of the population of all cities in Los Angeles County which had, or would soon have, over 40,000 inhabitants. These figures were to be used in connection with proposed legislation for establishing Superior Courts.
3. The County Youth Organization was provided with population data for the period 1940-50 covering both city and county areas as well as the population distribution.
4. In addition, many County departments, quasi-public and private organizations, and many individuals were also furnished population estimates for specific areas.

Other completed projects included:

1. A map showing boundaries of all the **1950 Census Tracts** was prepared. This was reproduced on a scale of 1" equals 1 mile, through the cooperation of the Los Angeles Chamber of Commerce.

2. A seven page tabulation of **Preliminary Population by Census Tracts** which was mimeographed and distributed to interested County Departments and other agencies.
3. A 25 page mimeographed tabulation showing the 1930, 1940 and Preliminary 1950 Population by Census Tracts.
4. The areas of 1950 Census Tracts, other than in the City of Los Angeles, were computed and tabulated.

In addition to his other duties, the Division Head also served as "staff member" on the Zoning Board at some 30 meetings.

A monthly average of from five to fifteen short-term research assignments were also handled. These projects covered a variety of subjects, such as:

1. Supplying the Los Angeles City Schools with data on census tract boundaries, industry, land use, etc., in County territory west of Lynwood.
2. Supplying data on subdivision activity in Los Angeles County to Home Builders' Institute.
3. Preparing data on housing vacancies and presenting it at the Board of Supervisors hearings on rent decontrol.
4. Preparing two maps and a list of estimated population by census tracts for use by various groups in connection with reapportionment studies before the State Legislature.



UNIVERSITY OF CALIFORNIA
CITY & REGIONAL PLANNING

Guiding Growth

REPORT 1951-1952

REGIONAL PLANNING COMMISSION • LOS ANGELES COUNTY
ANGELES COUNTY REGIONAL PLANNING DISTRICT
ANGELES
CALIFORNIA



EARL J. ESSE
DIRECTOR OF PLANNING

IRMA RUTHER
SECRETARY TO THE COMMISSION

County of Los Angeles
The Regional Planning Commission

108 WEST SECOND STREET
TELEPHONE MUTUAL 9211

Los Angeles 12, California

October 30, 1952

COMMISSIONERS
ROY N. CLAYTON
CHAIRMAN
ROBERT M. PHILLED
VICE-CHAIRMAN
ROBERT L. CHAMBERS
ROBERT S. GROMAN
BERT T. HARVEY
B. F. SHRIMPTON
VICTOR H. YORK

EX-OFFICIO
WM. J. FOX
COUNTY SURVEYOR
SAM R. KENNEDY
COUNTY ROAD COMMISSIONER
B. P. GRUENDYKE
DIRECTOR,
DEPARTMENT OF PARKS
AND RECREATION
B. ERNEST ROLL
DISTRICT ATTORNEY

Honorable Board of Supervisors
County of Los Angeles

Gentlemen:

In compliance with Ordinance No. 4099 (N.S.) requiring annual reports of all departments, I am transmitting herewith the Annual Report of The Regional Planning Commission for the Los Angeles County Regional Planning District and County of Los Angeles for the fiscal year ending June 30, 1952.

A copy of this report is also being filed with the State as required by Title 7, Chapter 1, of the Government Code.

Respectfully submitted,

Roy N. Clayton

Roy N. Clayton, Chairman



The Regional Planning Commission

Above - Reading Clockwise

(At table) B. P. Gruendyke, William J. Fox,
Robert S. Groman, Robert M. Philleo, Roy N.
Clayton, Victor H. York, B. F. Shrimpton, Bert
T. Harvey, Sam R. Kennedy, C. F. Galloway.

(In background)

Earl J. Esse, Edward H. Gaylord, Irma Ruth.

The Board of Supervisors

501 Hall of Records, Los Angeles 12, California

Roger W. Jessup, Chairman.....Fifth District
Herbert C. Legg.....First District
Leonard J. Roach.....Second District
John Anson Ford.....Third District
Raymond V. Darby.....Fourth District

The Regional Planning Commission

108 West Second Street, Los Angeles 12, California

COMMISSIONERS

Roy N. Clayton, Chairman.....120 W. Harvard St., Glendale 5
B. F. Shrimpton, Vice Chairman.....1036 Carol Dr., West Hollywood 46
Robert L. Chambers.....215 West 6th St., Los Angeles 14
Robert S. Groman.....1008 N. Roxbury Dr., Beverly Hills
Bert T. Harvey.....297 Lincoln St., Pomona
Robert M. Philleo.....248 Mockingbird Lane, South Pasadena
Victor H. York.....12830 Mulberry Dr., Whittier

ADVISORY

William J. Fox, County Surveyor.....County Engineering Bldg., Los Angeles 12
Sam R Kennedy, County Road
Commissioner.....County Engineering Bldg., Los Angeles 12
B. P. Gruendyke, Superintendent,
Parks and Recreation Department.....234 No. Main St., Los Angeles 12
S. Ernest Roll, District Attorney.....Hall of Justice, Los Angeles 12

THE ADMINISTRATIVE STAFF

Arthur H. Adams.....Director of Planning (until 5-31-52)
Earl J. Esse.....Director of Planning (from 6-1-52)
Earl J. Esse.....Chief Deputy Director of Planning (until 5-31-52)
John P. Commons.....Division Head, Plan Administration
John L. Richerson.....Division Head, Advance Planning
Rani de Marno.....Senior Administrative Assistant
Irma Ruther.....Commission Secretary

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Introduction

Since its creation in 1923 the Regional Planning Commission has made continuous progress towards its goal of (1) establishing a comprehensive Master Plan for Los Angeles County, (2) maintaining orderly and effective administration of existing plans and ordinances, and (3) providing comprehensive, detailed zoning for the County area.

Under the provisions of the Conservation and Planning Act of the Government Code, the Los Angeles County Regional Planning Commission acts as an advisory body to the Board of Supervisors in all matters pertaining to the physical development of the unincorporated area of Los Angeles County. The Commission, through its staff of approximately 80 persons, prepares and administers Master Plans, administers the County Zoning and Subdivision Ordinances, and coordinates the County's Public Works Projects and Street Naming Program.

Los Angeles County extends over an area of 4,083 square miles, which includes 3,324 square miles of unincorporated County territory and 759 square miles of incorporated cities. To date, 437 square miles of unincorporated area has been precisely zoned and 355 square miles are at present under study. Of the remaining 2,532 square miles, approximately 1,500 square miles consist of mountainous terrain which will probably not require detailed zoning, so only about 1,000 more square miles may require possible future zoning. During the past 12 months a total of 65 square miles was precisely zoned.

The increasing demand for zoning studies in unzoned areas and the development of new residential, commercial and industrial sections are caused by the steady population increase trend in Los Angeles County.

ESTIMATED POPULATION INCREASES IN LOS ANGELES COUNTY

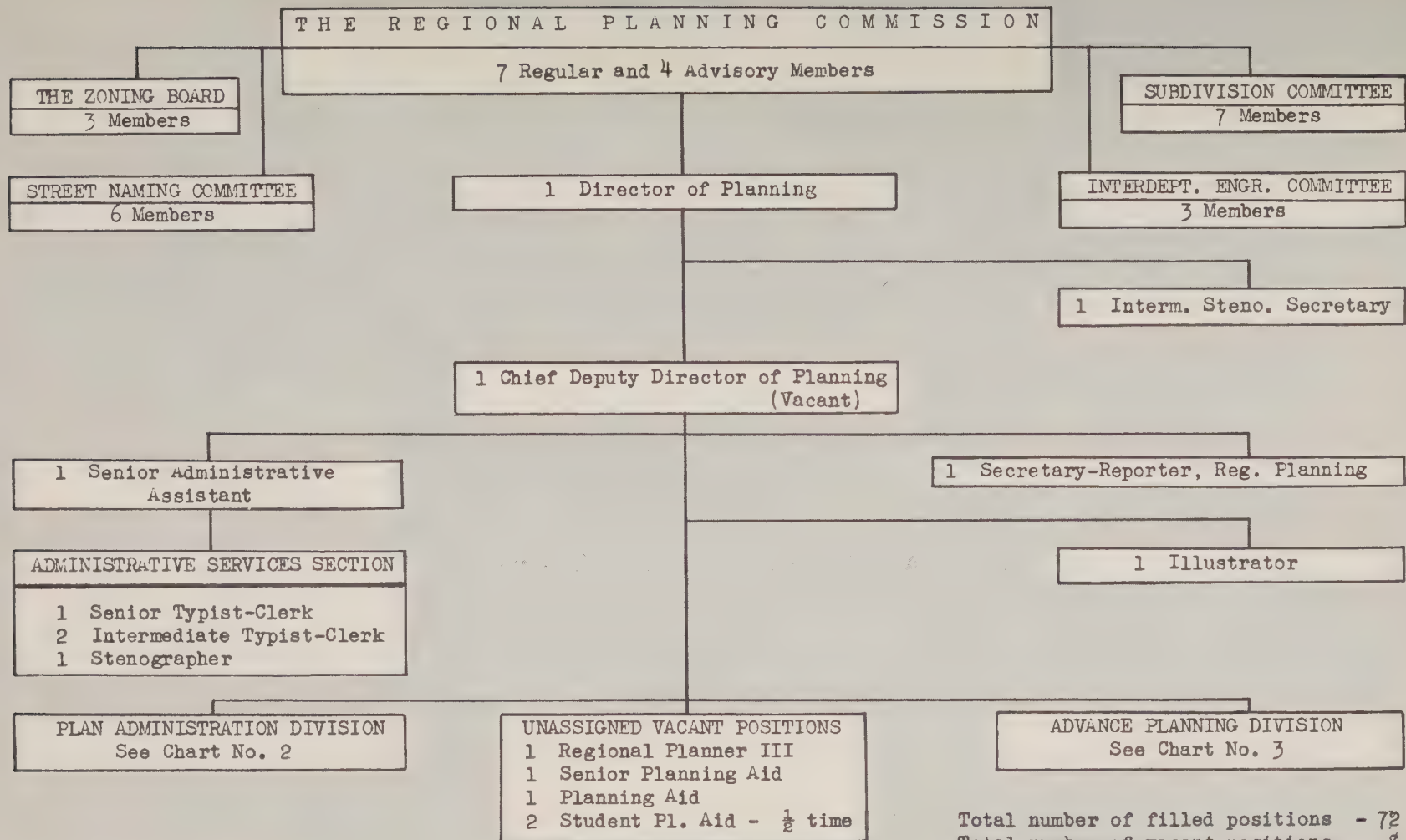
| AREA | July | Estimated Population | One Year's Increase | Percentage Increase |
|---------------------|------|----------------------|---------------------|---------------------|
| Entire County | 1948 | 3,952,000 | | |
| " " | 1949 | 4,090,000 | 138,000 | 3.49% |
| | 1951 | 4,294,000 | | |
| | 1952 | 4,435,000 | 141,000 | 3.3 % |
| Unincorporated Area | 1948 | 762,286 | | |
| " " | 1949 | 813,407 | 51,121 | 6.71% |
| | 1951 | 967,000 | | |
| | 1952 | 1,039,000 | 72,000 | 7.5 % |

As the unincorporated area of the County becomes more densely populated, the pressure and complexity of plan administration activities also show a continued increase trend, as illustrated below.

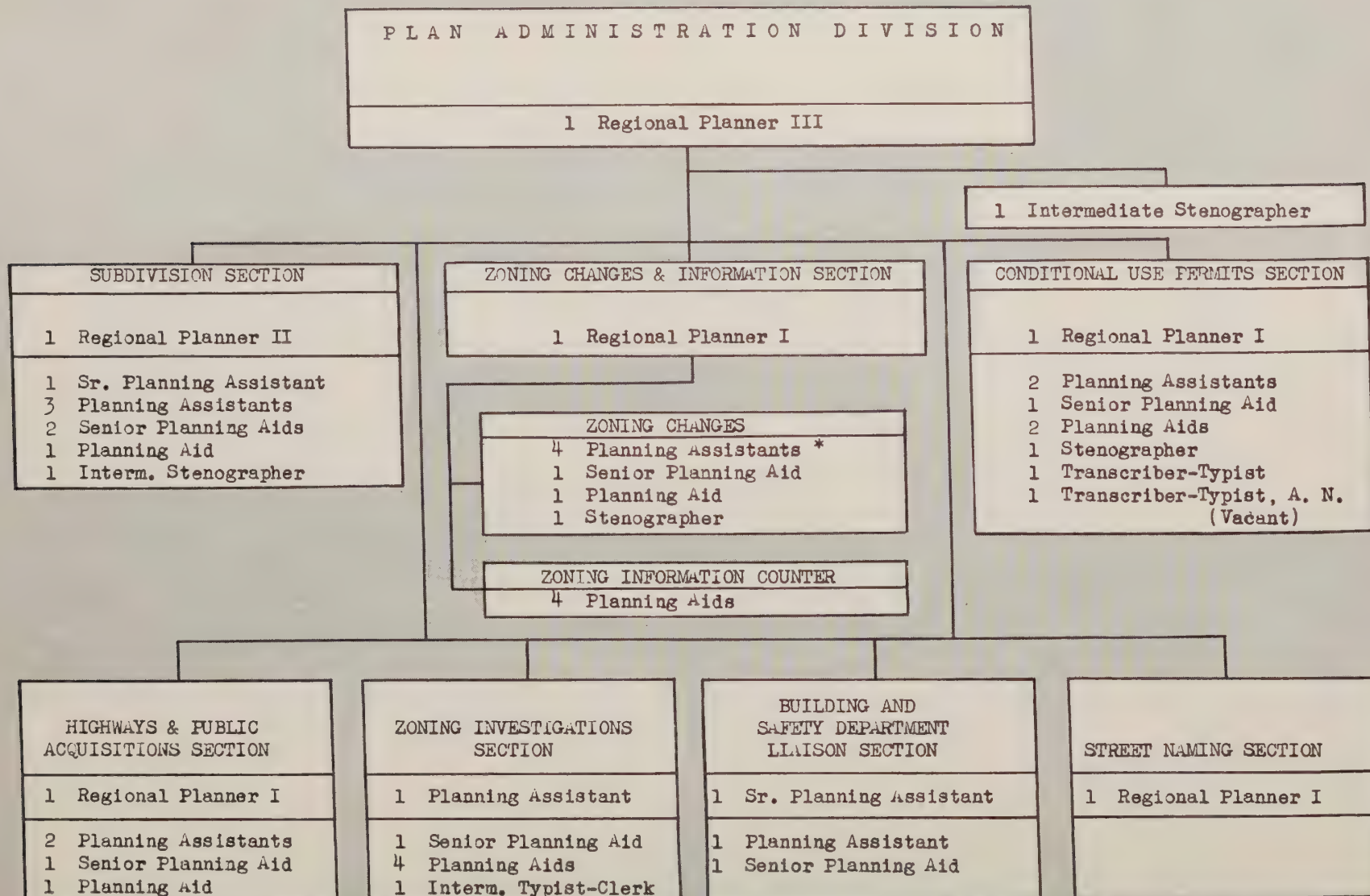
| PLAN ADMINISTRATION ACTIVITY | 1941-42 | 1946-47 | 1951-52 |
|---|----------------|----------------|----------------|
| Commission Agenda Items | 1,071 | 1,709 | 2,393 |
| Subdivision Tracts Processed | 86 | 277 | 504 |
| Zone Change Cases Processed | 14 | 116 | 84 |
| Conditional Use Permit Cases Processed | 156 | 266 | 350 |
| Zoning Violation Investigations Processed | 212 | 1,051 | 1,589 |

Public Relations: From the standpoint of the volume of work accomplished and ability to satisfy subdividers, builders, engineers, civic organizations and groups, as well as the general public, in their numerous requests for approval of subdivision plans, new zoning, and zoning adjustments of various kinds, the past year has been a successful one, and many letters and comments have been received from individuals and groups praising the courteous and fair

manner in which the technical personnel assisted them in solving their zoning, subdivisions and other planning problems. Some of this appreciation can also be attributed to the pleasant and efficient manner in which the secretarial and clerical staff has answered the many thousands of telephone calls, directed callers and handled a great volume of correspondence and clerical detail, often against deadlines and under trying circumstances.

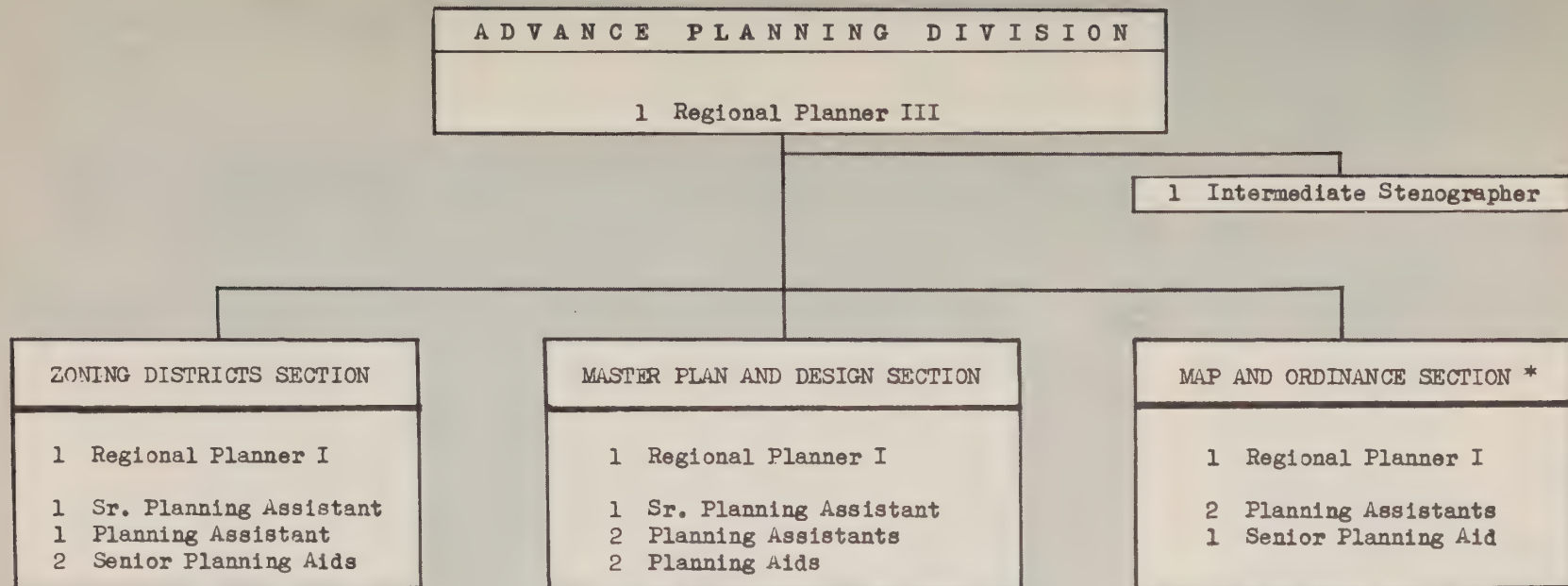


Total number of filled positions - 72
 Total number of vacant positions - 8
 Total number of positions allowed - 80



* 1 position vacant

deM:bmw



* To become Zoning District Section No. 2



MEMBERSHIP

On January 1, 1952, the number of Commissioners was increased from six to seven, with the appointment of Mr. Victor H. York. At the same time, Mr. Robert S. Groman replaced Mr. Francis J. Heusel.

MEETINGS AND FIELD TRIPS

The Commission held the same number of meetings as last year, that is, 52 regular weekly meetings, 14 special office meetings, and 3 field meetings. During the field meetings the location of a number of Zone Change requests and new Zoning Districts were inspected.

A total of 239 public hearings were held, which was 100 hearings more than last year. As usual, most of the public hearings (206) were called for the purpose of hearing testimony for or against proposed **Changes of Zones.** Other hearings were concerned with Zoning Districts, Master Plan and Zoning Ordinance Amendments, and new or changed Street Names.

Nine meetings were held by the Regional Planning Commission of the Los Angeles County Regional Planning District to consider (1) Amendments to, and revisions of the Master Plans of Highways and Administrative (Civic) Center, (2) Shoreline Development, and (3) the adoption of the new Master Plans of Heliports.

LEGISLATION

The Commission recommended to the Board of Supervisors that the State Planning Act be amended so that in the future it will be necessary for the Commission to hold only one public hearing for proposed Zone Changes instead of the two hearings now required.

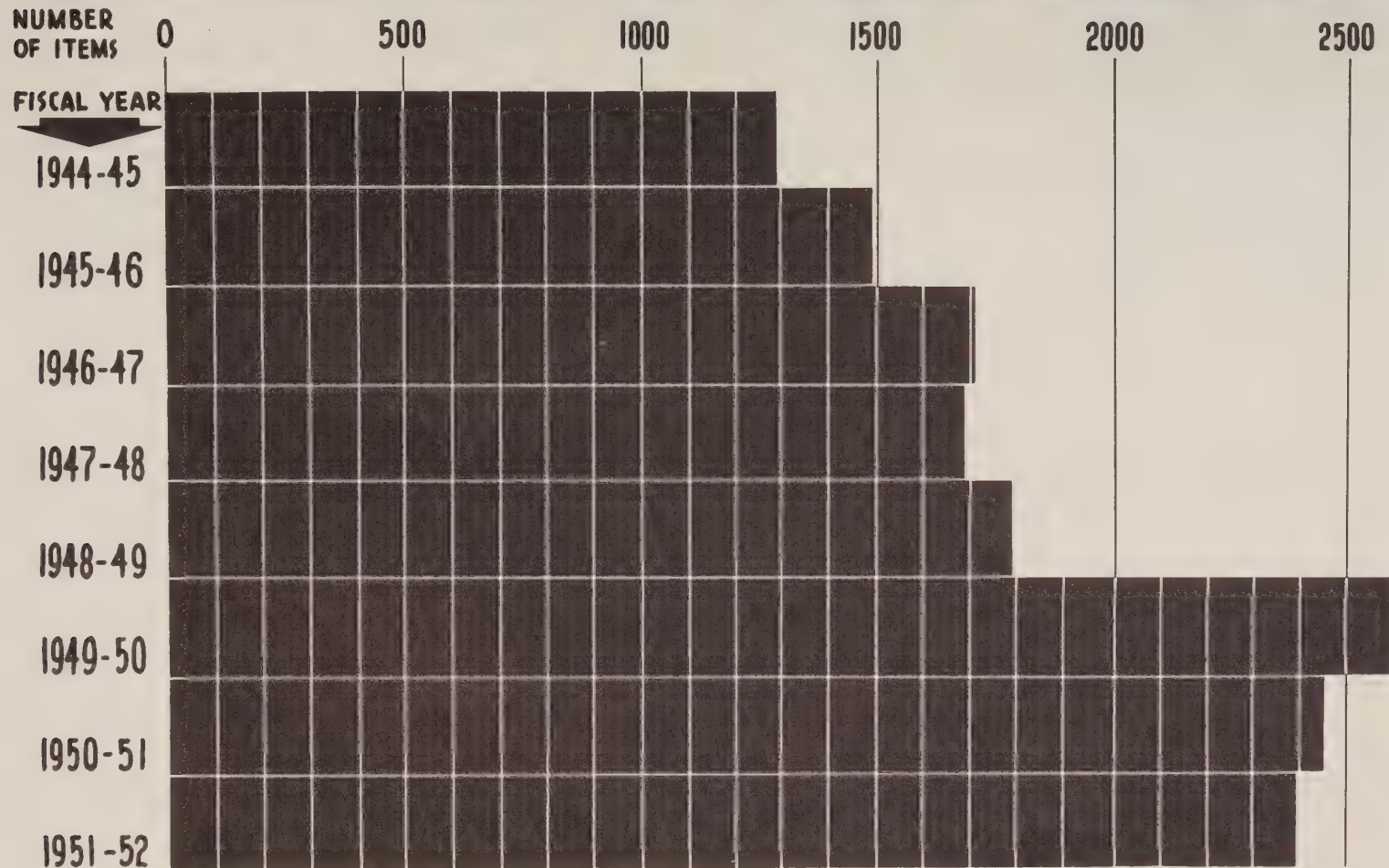
ZONING ORDINANCE

In June, 1952 a proposed revision of the 1951 edition of the Los Angeles County Zoning Ordinance was completed and presented to the Commission by Mr. Gordon Whitnall, Planning Consultant. The Commission instructed the staff to further analyze this document and to incorporate in the proposed 1953 edition of the Zoning Ordinance as many of Mr. Whitnall's recommendations as practicable.

AGENDA ITEMS

Even though the volume of planning activities handled by the staff of the Commission has been fully as heavy and perhaps more time consuming than in the preceding year, the number of agenda items considered by the Commission again declined slightly.

Agenda Items Considered by the Regional Planning Commission



The following Table shows the variety of agenda items presented to the Commission:

AGENDA ITEMS HEARD DURING 1951-52

| SUBJECT MATTERS CONSIDERED: | NUMBER OF AGENDA ITEMS SUB-TOTALS | TOTALS |
|--|--------------------------------------|--------|
| BUILDING LINES | | 5 |
| LAND ACQUISITIONS AND VACATIONS | | |
| Fire Stations | 7 | |
| Parks and Recreation | 12 | |
| Rights of Way | 186 | |
| Schools | 34 | |
| Miscellaneous | 15 | |
| Vacations | 37 | 291 |
| MASTER PLANS | | |
| Administrative Center | 1 | |
| Highways | 26 | |
| Heliports | 6 | |
| Shoreline | 1 | 34 |
| MISCELLANEOUS - REGIONAL PLANNING COMMISSION | | |
| Policies, | | |
| Personnel, | | |
| Legislation, | | |
| Routine Reports, etc. | | 373 |
| PUBLIC BUILDINGS - PLOT PLANS | | 5 |
| STREET NAMING | | 25 |
| SUBDIVISIONS | | |
| Tracts | 752 | |
| Miscellaneous | 5 | 757 |
| ZONING MATTERS | | |
| Changes of Zone | 302 | |
| Districts | 59 | |
| Ordinance Amendments | 65 | |
| Supplementary Land Uses | 10 | |
| Miscellaneous Zoning Matters | 5 | |
| Plot Plans | 8 | |
| Urgency Ordinances | 2 | |
| Modifications of Setback Lines | 5 | 456 |
| ZONING BOARD | | |
| Cemetery Permits | 1 | |
| Exceptions | 328 | |
| Miscellaneous | 8 | |
| Revocations | 20 | |
| Special Permits | 87 | 444 |
| TOTAL NUMBER OF AGENDA ITEMS CONSIDERED: | | 2,390 |

Note: A specific case might appear several times as an Agenda Item.

Fewer agenda items than last year were considered under "Land Acquisitions and Vacations" (46), "Zoning Matters" (72), and "Zoning Board" items (95); while 115 more "Subdivision" items, and 139 more "Miscellaneous" items were heard. The number of items in other categories varied but slightly.



Public hearings on applications for Exceptions and Permits were held before the Zoning Board, as provided for in the Basic Zoning Ordinance of Los Angeles County. The three-member Board considered factual reports by the staff of the Conditional Use Permits Section together with testimony of applicants and protestants in each case, and reported its findings and recommendations to the Commission.

PURPOSE OF EXCEPTIONS AND PERMITS

Whenever it is desired to use a certain parcel of land for a purpose not normally permitted in the zone applicable to that specific property, an Exception or a Permit must be obtained. The Basic Zoning Ordinance outlines procedures and prescribes limits within which the Commission and, on appeal, the Board of Supervisors, may act to grant requests for these specific uses. The Ordinance distinguishes between Zone Exceptions, Special Permits, Cemetery Permits, and Explosive Permits, and establishes procedures for Revocation actions against any permit or exception.

A **Zone Exception** may be granted so as to permit the use of a parcel of property for a purpose other than that for which it is zoned, if it can be demonstrated that the owner will be deprived of a substantial property right unless the exception is granted; or for certain uses specified in the Zoning Ordinance, such as churches, parking lots, or oil wells, if a general or specific need exists. No exception may be granted unless a finding can be made that the proposed use will not be materially detrimental to the public welfare or the property of other persons located in the vicinity.

A **Special Use Permit** must be granted, upon request, for certain uses in certain zones listed in the Zoning Ordinance, unless a finding can be made that such uses will be a menace to or endanger the public health, safety or general welfare.

ZONING BOARD HEARINGS

The Zoning Board held 52 regular meetings, increasing the average number of cases heard from five to six per week. An increase in the number of cases filed toward the end of the fiscal year brought the backlog of pending cases up from 40 cases at the beginning of the fiscal year to 49 cases on June 30, 1952. It is therefore probable that special meetings of the Zoning Board will be required early in 1952-53.

A total of 302 Conditional Use Permit cases were presented to the Zoning Board at public hearings. The results were as follows:

ZONING BOARD RECOMMENDATIONS 1951 - 1952

| EXCEPTION AND PERMIT CASES | APPROVED | DISAPPROVED | TOTALS |
|----------------------------------|----------|-------------|--------|
| Zone Exceptions | 178 | 71 | 249 |
| Special Permits | 39 | 6 | 45 |
| Cemetery Permits | 1 | — | 1 |
| Revocations | 5 | 2 | 7 |
| Total Number of Cases Considered | 223 | 79 | 302 |

Locations of the requests considered were widely scattered throughout the County and a great variety of uses were involved, the most frequent of which are indicated below:

NATURE OF EXCEPTION AND PERMIT CASES

Fiscal Year 1951-52

Only those uses upon which five or more applications were processed are included in this table.

| USES REQUESTED | APPROVED | DISAPPROVED | TOTAL | PER CENT OF ALL CASES PROCESSED |
|------------------------------------|----------|-------------|-------|--|
| Modification of Area Requirements | 7 | 4 | 11 | 3.14 |
| Trailer Court | 4 | 3 | 7 | 2.00 |
| Off-Street Parking | 12 | 4 | 16 | 4.58 |
| Day Nursery | 4 | 1 | 5 | 1.43 |
| Real Estate Sales Offices | 2 | 3 | 5 | 1.43 |
| Professional Offices in Residences | 1 | 5 | 6 | 1.72 |
| Storage Yards and Warehouses | 6 | 4 | 10 | 2.86 |
| Metal Foundries | 9 | — | 9 | 2.57 |
| Hog Ranches | 4 | 3 | 7 | 2.00 |
| Auto Wrecking | 13 | 2 | 15 | 4.29 |
| Oil Wells | 41 | 1 | 42 | 12.00 |
| Machine Shops | 4 | 1 | 5 | 1.43 |
| Rifle Ranges | 6 | — | 6 | 1.72 |
| Churches | 17 | 3 | 20 | 5.72 |
| Water Wells | 18 | — | 18 | 5.15 |
| Mental Sanitariums | 4 | 1 | 5 | 1.43 |
| Rest Homes and Homes for Aged | 5 | 1 | 6 | 1.72 |

Contrary to last year's experience, one category of use, namely oil wells, provided an unusually large number of cases. There were 42 cases representing applications for one to fifteen wells each. Churches and water wells numbered 20 and 18 respectively, representing a decrease from last

year in number of cases processed. There was an increase in the number of applications for off-street parking lots (16), day nurseries (5), real estate offices (5), and professional offices in residences (6), auto wrecking yards (15), rifle ranges (6), and rest homes and homes for the aged (6).

Other categories showing a smaller number of cases filed than last year are: dancing and entertainment uses, markets, storage yards and warehouses, rock quarries and crushing plants, cabinet shops, dumps, body and fender shops, and dairies. Studies indicate that Conditional Use Permits, by nature specific and individual, rarely follow any definable pattern in the number of cases in any given category of use, presented, year by year, for action by the Zoning Board, though considerable stability is evident in the total volume of cases processed during the last several years.

SPECIAL CASES

The 42 applications for approval of **oil well sites** in the County represented expansion of drilling operations along the fringes of developed oil-producing areas. In zoning some oil-producing areas, the Regional Planning Commission has anticipated the need for future development and allowed drilling as a matter of course or with limited basic restrictions. However, where existing or potential residential sections adjoined these producing areas, more restrictive zones were placed on the properties. The 42 cases here referred to fall within these more restrictive zones. Through the "Exception" procedure all but one of the requests were granted, but with restrictions designed to protect adjacent residential areas. The number and restrictiveness of the conditions imposed varied greatly as the area varied from estate type developments in La Habra Heights to the relatively undeveloped Athens area.

Applications for **real estate offices** and **professional** offices in residential zones became more frequent this year. Those cases where there was opposition to such uses, were consistently denied, since rarely could the applicant show any right accruing to his property which did not also apply to adjacent properties similarly zoned. In several cases, however, there was no opposition to the establishment of the proposed uses, and differences of opinion developed as to whether these cases should be granted. A

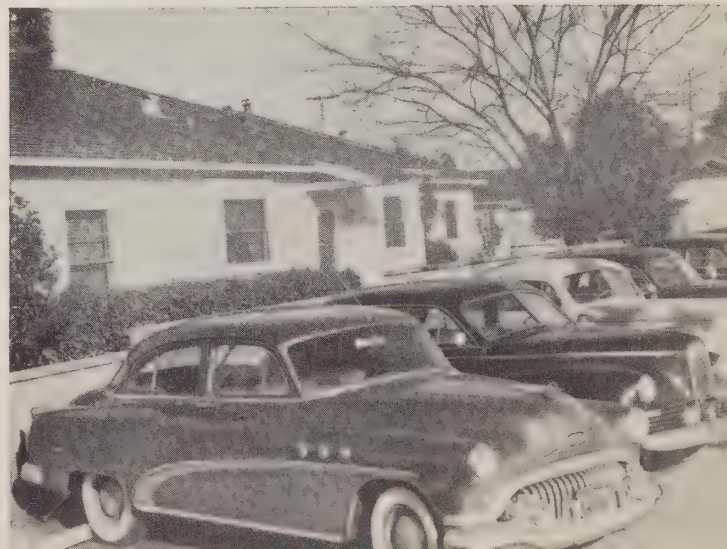
number of such cases were granted, some by the Board of Supervisors on appeal from adverse decisions of the Regional Planning Commission.

One request to which great opposition developed was for a Special Permit to establish a **sanitarium for mentally ill persons**, in Topanga Canyon. Fire hazard, lack of sanitary facilities and minimum police protection in the Canyon were claimed as factors which would lead to detrimental effect in the community if the sanitarium were permitted to be established. The main objection, however, was based on a fear of the actions of mentally ill persons. After three public hearings, two before the Zoning Board and one before the Board of Supervisors, the case was denied by the Board of Supervisors.

In this case, as in many others, the County and State departments whose activities are concerned with the care and treatment of mentally ill patients, supported the request of the applicant. This case was an excellent illustration of the difficulty of establishing needed facilities for the care and treatment of mentally ill patients in Los Angeles County.

One **Cemetery Permit** was processed during the year. Contrary to the usual situation, there were no objections to the request for an extension of an existing cemetery in the Palos Verdes area. This may be attributed to the beautiful park-like appearance of the already existing cemetery.

Parking Lot



The problems experienced with **Hog Ranches** and **Dumps** in past years did not carry through with as much intensity into 1951-52. Special Permits for hog ranches were granted, one for as many as 5,000 garbage-fed hogs, but these were in areas isolated from urban development. There was an increase in the number of grain-fed experimental hog ranches. Amendments to the Zoning Ordinance were passed, allowing land to be reclaimed by depositing rubbish, using cut and cover, or fill and cover methods; but only one such case, in the Downey area, was requested and approved in 1951-52. Special Permits were approved for two dumps, one of which was a solid-fill operation.

The Commission initiated **Revocation** proceedings against seven Exceptions and Special Permits. Six were revoked, and one Special Permit was modified by adding restrictive conditions. The uses due for elimination are: a pigeon farm, a dairy, a machine shop, a meat-packing plant, and a fertilizer sacking, grinding and storage establishment. The modified Special Permit approved a forging works.

COMMISSION ACTION ON ZONING BOARD RECOMMENDATIONS

The Regional Planning Commission's actions on Zoning Board findings and recommendations followed these recommenda-

tions in every case except one. In a few instances the Commission referred cases back to the Zoning Board for clarification or for the procurement of additional information at new hearings.

In one Revocation case involving an action against a slaughter house in the San Gabriel Valley, the Commission called for the preparation of transcripts of the testimony given in public hearing before the Zoning Board, and itself made findings and took action to revoke the Exception enjoyed by a slaughter house, allowing each Commission member to make his decision on the basis of all evidence presented in this controversial case.

EXCEPTION AND PERMIT CASES APPEALED TO THE BOARD OF SUPERVISORS

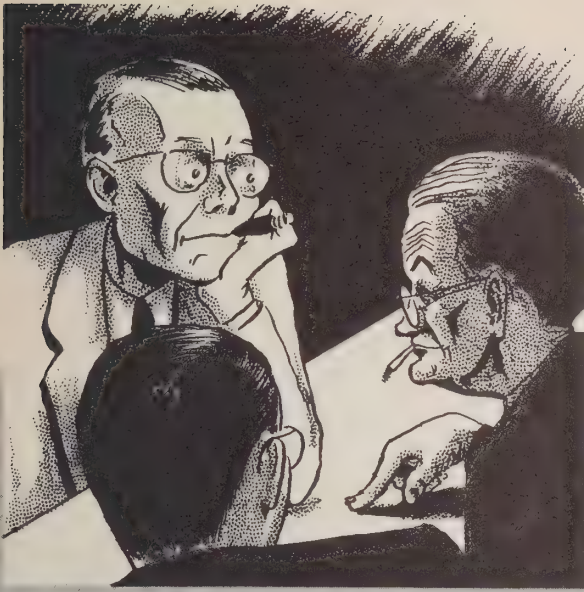
Thirty-seven Exception and Permit requests were appealed to the Board of Supervisors. Approximately the same number of approvals and denials were appealed. In 19 cases the decision of the Commission was upheld; in 16 cases their decision was reversed or modified; there were 2 cases referred back to the Commission for review. The number of cases appealed this year was 16 less than last year. Among the cases appealed were those bringing out the greatest number of persons to give testimony at the public hearings, for or against requests for Exceptions and Permits.

**A Public Utility Necessary to the
Community Located in a Residential Zone**



Church Under Construction





Earl J. Esse, Director of Planning

Departmental Administration

Under the general direction of the Regional Planning Commission, departmental administration and coordination of functional activities are normally handled by the Director of Planning, assisted by a Chief Deputy Director of Planning and a Senior Administrative Assistant.

The incumbent Director of Planning, Mr. Arthur H. Adams, retired on May 31, 1952, after 14 years' service with the department, during eight years of which he served as either Director of Planning or acting department head.

On June 1, 1952, Mr. Earl J. Esse, Chief Deputy Director of Planning was appointed by the Commission as Mr. Adams' temporary successor, with the provision that the Chief Deputy position was to remain unfilled for the time being. This arrangement made it necessary for the Director to delegate to the two Division Heads many of the day-to-day responsibilities and assignments

which he had formerly handled as Chief Deputy Director.

The Senior Administrative Assistant assisted with personnel recruitments and assignments; analyzed the department's budget requirements and prepared the annual budget request for the Director's approval and, under his direction, compiled material for, edited, partially wrote, and organized the department's Annual Report; maintained work load, operations, and fiscal controls; made incidental operations and procedural studies as directed; in addition to supervising the work of the Administrative Services Section.

FINANCES

Net expenditures for 1951-52 totaled \$391,697, an increase of \$10,659 over the previous fiscal year's expenditures. The distribution of budget and expenditure amounts were:

| FISCAL YEAR 1951-52 Appropriations and Expenditures | Salaries and Wages | Mainte- nance and Operation | Capital Outlay (Equipment) | TOTALS |
|--|-----------------------------------|--|---|------------------|
| Gross Appropriations | \$396,108 | \$24,601 | \$2,859 | \$423,568 |
| Salary Savings | 24,500 | — | — | 24,500 |
| NET APPROPRIATIONS | \$371,608 | \$24,601 | \$2,859 | \$399,068 |
| NET EXPENDITURES | 369,376 | 20,029 | 2,292 | 391,697 |
| UNEXPENDED BALANCE | \$ 2,232 | \$ 4,572 | \$ 567 | \$ 7,371 |

Higher salaries accounted for an increased expenditure of \$18,526, which was partially offset by decreases of \$7,032 in Maintenance and Operation and \$835 in Capital Outlay. The major decrease in Maintenance and Operation was the elimination of a \$5,500 item from the previous year for the services of a Planning Consultant. Based on estimated population figures for the unincorporated area of Los Angeles County as of July, 1952, the department's expenditure for the fiscal year 1951-52 amounted to 37.7 cents per capita.

Unexpended Balances were mainly occasioned by short term vacancies under Salaries and Wages; lower blueprint requirements than estimated, and unanticipated delays in getting out a scheduled revised

edition of the County's Basic Zoning Ordinance.

REVENUE received during 1951-52, for Zoning, Transcript and Miscellaneous Fees exceeded last year's receipts by \$2,977, with increases and decreases distributed as follows:

| | |
|--------------------|-------|
| Zone Changes | \$455 |
| Zone Exceptions | 668 |
| Special Permits | (-50) |
| Cemetery Permits | 200 |
| Transcript Fees | 1,683 |
| Miscellaneous Fees | 21 |

The following Table shows the amounts of fees received from the various revenue sources, and the amounts deposited to the County's General and Trust Funds.

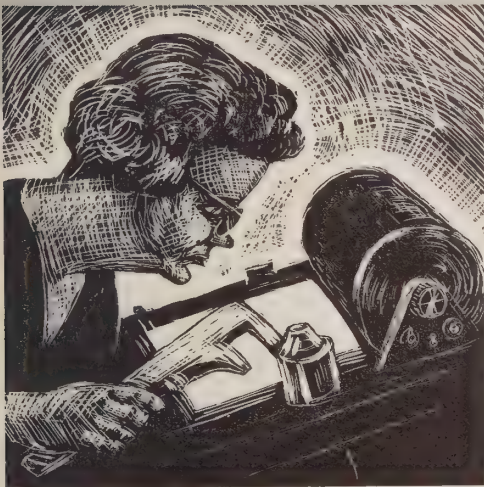
| REVENUE RECEIVED DURING 1951-52 | | |
|---|-----------------------------------|-------------|
| TYPE OF FEE | | AMOUNTS |
| Zone Changes | 75 Cases • \$35 | \$ 2,625.00 |
| Zone Exceptions | 255 Cases • \$35 | 8,925.00 |
| | Transferred from Advertising Fund | 3.32 |
| Special Permits | 70 Cases • \$10 | 700.00 |
| Cemetery Permits | 2 Cases • \$100 | 200.00 |
| Total Amounts of Zoning Fees Received | | \$12,453.32 |
| Transcript Fees (Through Board of Supervisors) | | 1,950.29 |
| Transcript Fees (Paid direct to Regional Planning Commission) | | 111.89 |
| Witness Fees | | 20.90 |
| Total Amount of Fees Collected: | | \$14,536.40 |
| Deposited as Revenue in General Fund | | 12,256.40 |
| Balances in Trust Fund on 6/30/52: | | |
| Fees Received during 1951-52 | | \$2,280.00 |
| Fees Received during 1950-51 | | 35.00 |
| Fees Received during 1949-50 | | 25.00 |
| Total Amount in Trust Fund on 6/30/52: | | \$2,340.00 |

PERSONNEL

The department was budgeted for 77 full-time positions, of which 62 were in the planning classification, and for some temporary clerical help. Among the permanent personnel 9 planning and 4 non-planning employees resigned during the year to accept positions elsewhere. One of these employees has subsequently returned to the department. Generally good recruitment conditions made it possible to maintain an average of approximately 75 positions per month. One Student Planning Aid

position remained unfilled throughout the year. The allocation of positions on June 30, 1952, was:

| | Number of Employees |
|---|------------------------|
| General Administration (Chief Deputy Director position became vacant on 6-1-52.) | 10 |
| Plan Administration Division | 45 |
| Advance Planning | 22 |
| | — |
| Total Number of Positions | 77 |



Departmental service functions handled by this Section include:

1. Maintaining the department's appropriation, encumbrance, expenditure and revenue control records, and preparing incidental related accounting forms and statements.

2. Receiving zoning, transcript and miscellaneous fees, and advertising deposits; depositing amounts received with the County Treasurer in either Trust or General Funds, and withdrawing from Trust Fund money to make refunds and pay advertising bills.

3. Maintaining departmental timekeeping, payroll and personnel card records, and preparing payroll connected forms and listings for transmittal to the County Auditor and the Civil Service Commission.

4. Requisitioning from the County Purchasing Department: furniture, equipment, office and drafting supplies. Storing and distributing same as required; maintaining inventory and cost records; taking annual inventory and preparing inventory listings for the County Auditor.

5. Requisitioning from the Mechanical Department, the Janitor's Department and the Telephone Department, all required repairs, maintenance services, parking permits, telephone installations and rearrangements of telephone equipment.

6. Collecting and transmitting to the Telephone Department payment for all personal calls.

Rani de Marno, Section Head

7. Maintaining:

a. Departmental **Map Files**, containing approximately 6,000 maps, with an average monthly circulation during the past year of 128 incoming and 97 outgoing maps. (A continuing project of weeding out obsolete maps from the files, eliminated about 100 maps.)

b. Central **Correspondence Files**, with a circulation of 3,260 incoming and 225 outgoing documents for the year. (A total of 2,315 pieces of non-essential correspondence dated prior to 1946 was eliminated.)

8. Receiving 645 requisitioned blueprint orders and distributing them to departmental personnel.

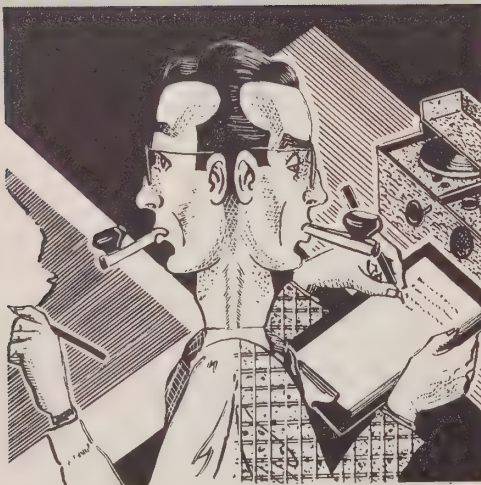
9. Receiving and distributing 150 telephone books.

10. Maintaining the department's Planning Reference Library consisting of approximately 3,000 books and booklets, 500 periodical magazines, and a pamphlet file of 1,000 or more documents and miscellaneous planning literature, with a circulation averaging about 10 volumes a week.

Utilization of library material has for several years been limited by the lack of clerical help to catalogue the accumulated volumes and properly locate them on the shelves. In this respect some progress has been made during the past year. All the most valuable literature (about 500 volumes) has been cataloged, and placed, by subjects, on clearly marked shelves. As time permits, this work will continue on the remaining material, so that the planning staff, at an early date may make more extensive use of this centralized source of planning information.

11. Performing much of the department's mimeographing work, and supplying emergency stenographic and typing assistance to other sections.

12. Performing the annual distribution and mailing of the department's Annual Report (1,000 copies), to Planning Agencies and other interested organizations and individuals throughout the country, and maintaining up-to-date distribution records.



Sam Clawson

At the beginning of the fiscal year the Regional Planning Commission had two illustrators, but one of the illustrators, Ferd E. Gramm, retired on March 1, 1952, after having served the department more than 26 years. His illustrations were of great assistance in advancing the work of planning in Los Angeles County by explaining planning aims and principles to the public.

The two Illustrators (only one during the last four months of the fiscal year) prepared and disseminated much written and graphic material mainly for the purpose of informing the public regarding the department's planning operations, as follows:

EXHIBITS, CONFERENCES AND TALKS

1. Prepared a display of maps and natural color lantern slides for a Transportation Fair sponsored by the Pasadena City College on April 25, 1952, and assisted three other members of the staff in explaining the exhibits to the visiting public.
2. Assisted with the planning and arranging for a Planning Conference sponsored by the major planning organizations of Southern California, and held May 24, 1952, in the Central Administrative Offices of the Los Angeles City Board of Education. Also gathered and arranged exhibit material and presented three motion pictures on planning.
3. One Illustrator served as chairman at a meeting on the topic "Public Relations Begin at Home," during the Conference on Government held February 1 and 2 on the Los Angeles Campus of the University of California.
4. Prepared and presented a talk and exhibit on "Planning in the Rivera District," at a meeting of the Rivera Junior Chamber of Commerce.
5. Assisted the Chief of the Advance Planning Division in a talk given to engineering students of Pasadena City College in January, 1952, by preparing and presenting an exhibit of natural color lantern slides.
6. Prepared material for nine radio interviews on planning subjects, and assisted the Board of Supervisors' Radio Coordinator in presenting these programs.

7. Prepared an exhibit of lantern slides on planning, and during "Boys' Week" in May, 1952, explained the exhibit to 75 boys.
8. Prepared, at various times during the year, exhibits of lantern slides and maps, for use by other members of the staff.
9. Towards the end of the fiscal year the work was started on a motion picture showing how land is subdivided. This film will be produced under the sponsorship of the Board of Supervisors and will be shown as educational and informative material, during talks to citizen groups and also on television.

LANTERN SLIDES AND ILLUSTRATIONS

1. One Illustrator has charge of the department's Lantern Slide Collection, which during the year was increased to 404 slides. He took most of the photographs, bound, cataloged and filed the slides under 38 subject headings combined with a numerical index.
2. He also prepared an illustration showing the deep cut necessary for a street which is improperly designed for the hills through which it extends.
3. Prepared a map showing more than 60 streets named Walnut in Los Angeles County, to illustrate the necessity for reducing the number of duplicated street names.
4. Colored a copy of the Master Plan of Heliports for the Pasadena Transportation Fair.
5. Colored five copies of various master plans, for display purposes.

MISCELLANEOUS

1. Revised the booklet "Zoning and You" for a printing of 20,000 additional copies.

This booklet explains the purpose of Zoning, in non-technical language, and lists most of the uses permitted in each zone. It was first written by the Illustrator in 1948 and has been revised three times. To date 50,000 copies have been printed.

2. Assisted in the preparation of the department's Annual Report by designing the format, doing the cover art work, page layouts, final page pasteup, and final production art work.
3. Lettered and ruled signs, organization and vacation charts, and identification cards.
4. Attended Zoning Board and Commission Hearings and informed newspaper reporters regarding actions taken during these meetings.



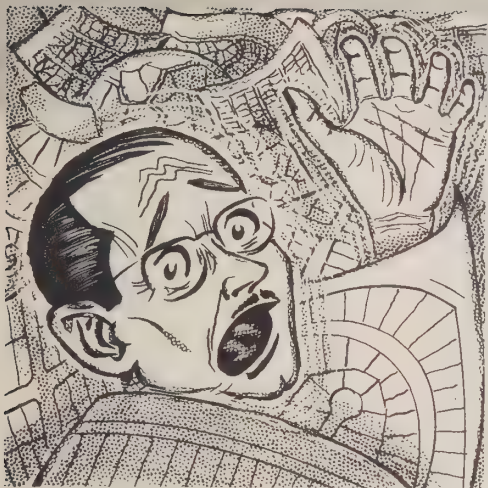
John P. Commons, Division Head

The continuing trend of decentralization, with resultant development in the unincorporated portions of the County, has been reflected in the workload of the Plan Administration Division during the past year. Its effect was noticeable in the workload of each of the Sections of the Division. Despite the continuance of the heavy workload, it has been possible to devote some time to the improvement of office records

and bringing the various maps and records up to date.

The Board of Supervisors has authorized the reactivation of the population estimating project which was carried on from 1940 to April, 1951. This work will be resumed in July, 1952 as the Population Research Section of this Division.

The section reports on the following pages show in detail the accomplishments of the Division during 1951-52.



Subdivision activity during the fiscal year 1951-1952 marked an increase of 33% above the previous period in the number of tract maps submitted to the Commission for approval. During the past quarter of a century this volume was exceeded only by that of the 1949-1950 period. The increase over the last fiscal year indicates that California's biggest industry — Subdivision and Home Building — (as reported by the State Real Estate Commissioner) is extremely active even though it was retarded by the National Defense Program's restrictions resulting from the Korean War.

Subdivision and Home Building continued strongly throughout the unincorporated area and marked increases were shown in the Antelope Valley area, the San Gabriel Valley area and the southeasterly section of the County. Twenty-three per cent of the tentative maps submitted were proposed tracts in the Antelope Valley and accounted for 50% of the total acreage processed. This volume was largely due to the industrial program at Palmdale Airport, but an increase in agriculture and poultry pursuits was also a strong influence. Continuing the past trend, the greatest number of maps (28%) were received from the southeasterly part of the County. In this area such communities as Lakewood, Downey, Norwalk, Southeast Whittier and East Long Beach have been active in the post war subdivision and home building program. The Easterly County area and the San Gabriel

John A. Malone, Section Head

Valley area, which includes El Monte, Puente, Charter Oak and West Pomona districts, were responsible for about 30% of the maps which reflect the ever widening perimeter in the developer's search to secure suitable land at reasonable cost.

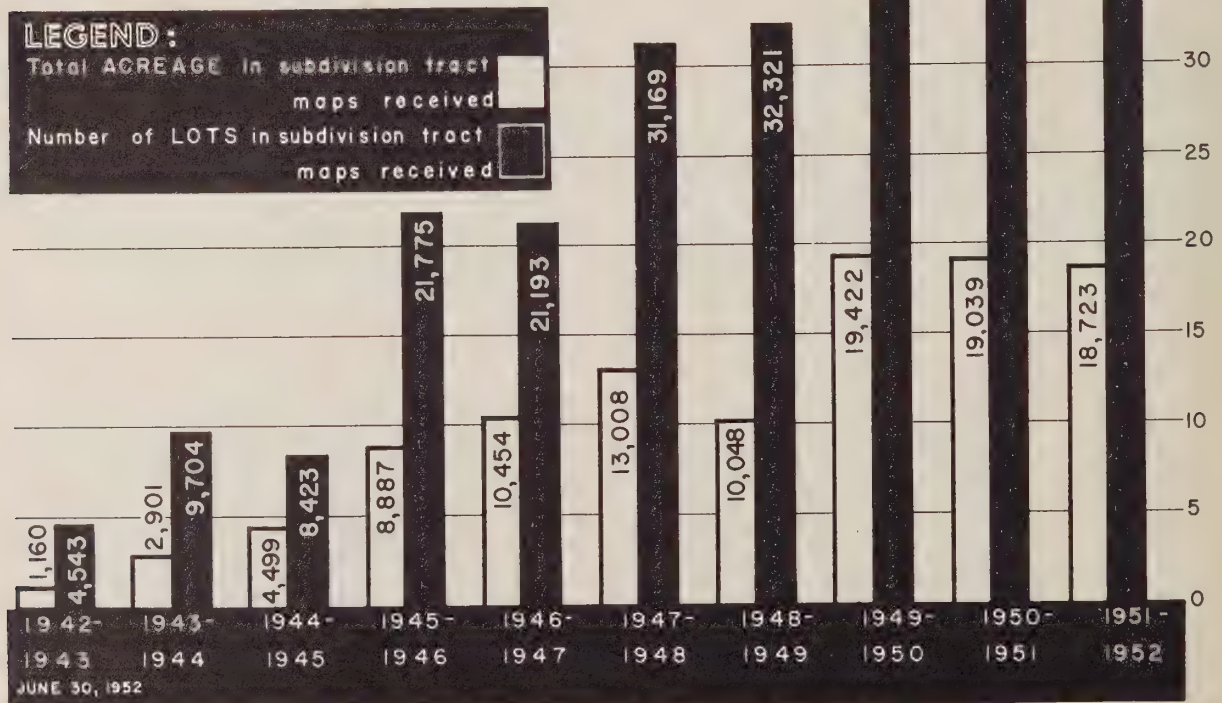
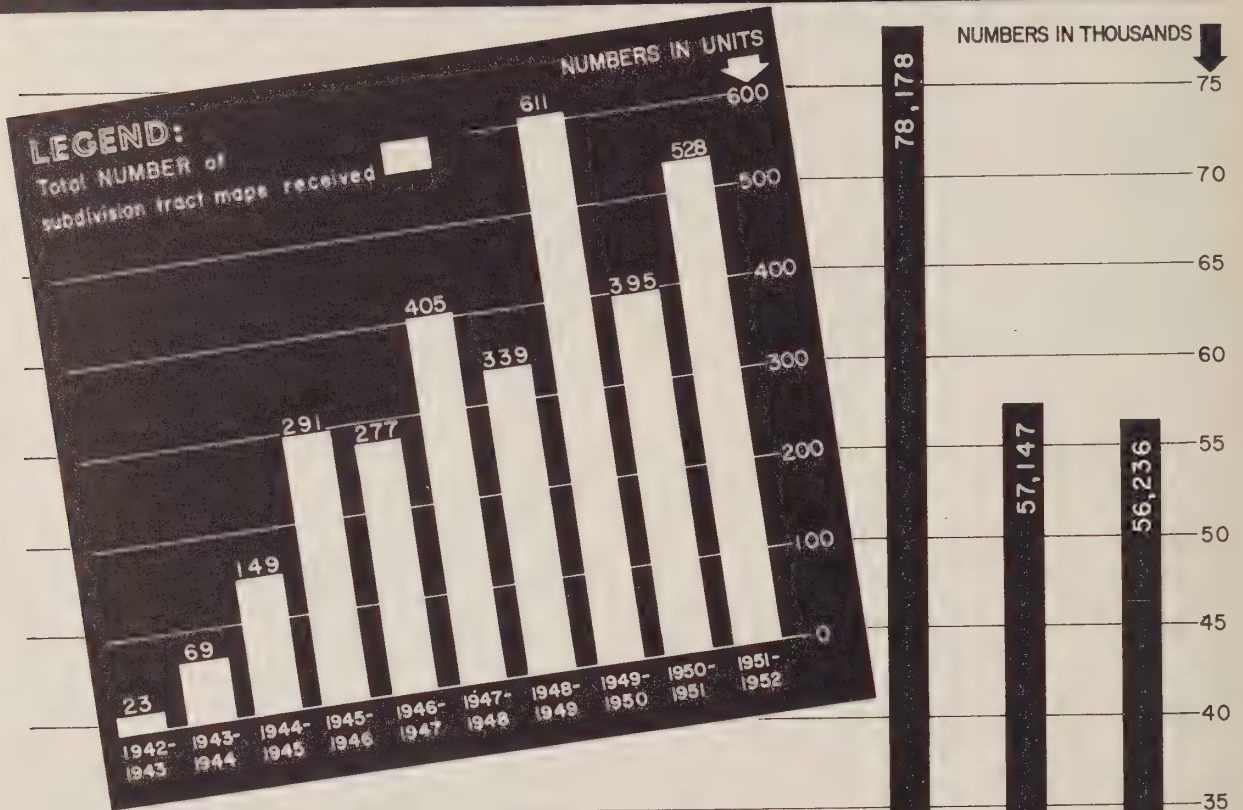
The magnitude of the subdivision and home building industry is shown by the amount of streets and highways added to the County's road system. A total of 113 miles of local streets and 12 miles of major and secondary highways were dedicated and improved during the fiscal year. Many more miles of streets and highways in maps approved by the Commission had not been completed by the end of the fiscal year. There were, in addition, dedications for flood control channels, improved storm drains and miles of sewers.

SUBDIVISION PROCESSING

Subdivision Information Counter: All staff members confer with developers, land owners, civil engineers and surveyors regarding a suitable design before submission of the tentative map. Numerous questions are answered at the Information Counter regarding subdivision laws, design, zoning, drainage, flood hazard, street improvements, area requirements and other land subdivision problems.

Administration: The Subdivision Committee includes eight representatives from six County Departments and meets weekly and sometimes twice weekly with subdividers and engineers to formulate recommendations to the Commission for each tentative map. These meetings are conducted by the staff member representing the Director of Planning and quite often from 20 to 30 interested property owners are also present to express their views on the proposed subdivisions, thus many of these meetings are actually public hearings.

Subdivision Activity Trends



DISTRIBUTION BY LOCATION OF NEW TENTATIVE TRACT MAPS FILED WITH THE LOS ANGELES COUNTY REGIONAL PLANNING COMMISSION

(Does not include Revised, Renewed, or Reactivated Tract Maps)

FISCAL YEAR 1951-52

| LOCATION OF PROPOSED NEW TRACT | New Tract Maps Filed | Percentage of Total Number | Acreage on Maps Filed | Percentage of Total Acreage |
|-----------------------------------|----------------------------|----------------------------------|-----------------------------|-----------------------------------|
| Antelope Valley | 82 | 22.71 % | 5,561 | 50.01 % |
| South Easterly County Area * | 102 | 28.26 | 2,687 | 24.16 |
| Easterly County Area * | 58 | 16.07 | 1,253 | 11.27 |
| San Gabriel Valley * | 57 | 15.79 | 549 | 4.94 |
| Palos Verdes | 12 | 3.32 | 305 | 2.74 |
| Miscellaneous Areas ** | 50 | 13.85 | 765 | 6.88 |
| TOTALS | 361 | 100.00 % | 11,120 | 100.00 % |

* South Easterly - Comprised of the following Zoning Districts: Downey, Rivera, Pico, Whittier, Norwalk, Artesia, Lakewood.

Easterly - Comprised of the following Zoning Districts: West Pomona, North Claremont, San Dimas, Charter Oak, Puente.

San Gabriel Valley - Comprised of the following Zoning Districts: Duarte, Baldwin Park, Irwindale, Temple City, Rurban Homes, E. San Gabriel.

** Scattered Unincorporated Areas throughout the County.

SUBDIVISION ACTIVITIES - FISCAL YEAR 1951 - 52

TYPES OF SUBDIVISION TRACTS

| | (a) | | (b) | | (c) | | (d) | | GRAND TOTALS | |
|---|---------------------------------|--------|---------------------------|--------|-------------------------------|--------|----------------------------|--------|----------------|--------|
| | NEW TENTATIVE Sub- Totals | Totals | REVISED Sub- Totals | Totals | REACTIVATED Sub- Totals | Totals | RENEWALS Sub- Totals | Totals | Sub- Totals | Totals |
| SUBDIVISION TRACT MAPS PROCESSED | | | | | | | | | | |
| Tracts Pending First Day of Fiscal Year | | 35 | | 4* | | 3* | | - | | 42* |
| Tracts Received During Fiscal Year | | 361 | | 108 | | 51 | | 8 | | 528 |
| Total Number of Tracts to be Processed: | | 396 | | 112 | | 54 | | 8 | | 570 |
| Tracts Withdrawn | 29 | | 7 | | - | | - | | 36 | |
| Tracts Approved by the Commission | 307 | | 96 | | 50 | | 6 | | 459 | |
| Tracts Disapproved by the Commission | 8 | | 1 | | - | | - | | 9 | |
| Number of Tracts Disposed of During Year | | 344 | | 104 | | 50 | | 6 | | 504 |
| Tracts Pending on Last Day of Fiscal Year | | 52 | | 8 | | 4 | | 2 | | 66 |

- (a) "New Tentative" maps are those submitted for the first time to the Regional Planning Commission, i.e., tracts on which no previous actions have been taken.
- (b) "Revised" maps are those which the Commission has approved, but which have subsequently been revised and resubmitted by the Subdivider.
- (c) "Reactivated" maps are those on which the Commission's one year approval has expired, and for which the Subdivider requests reapproval.
- (d) "Renewals" are maps on which the Subdivider, prior to the expiration date of the Commission's one year approval, requests further approval extension.

* Two tracts pending on 6-30-51 were deleted by Subdivision Section as of 7-1-52

MISCELLANEOUS ACTIVITIES

Fiscal Year
1951 - 52

| | |
|--|--------|
| Total ACREAGE of all types of Tract Maps Received | 18,723 |
| (11,120 Acres in New Tentative Tracts not Previously Submitted) | |
| 7,603 Acres in Revised, Reactivated, or Renewed Tracts | |
| Total Number of LOTS on all types of Tract Maps Received | 56,236 |
| (34,471 Lots in New Tentative Tracts not Previously Submitted) | |
| (21,765 Lots in Revised, Reactivated, or Renewed Tracts) | |
| Subdivision Studies Completed (Maps Prepared) | 567 |
| Final Maps Approved by Subdivision Section | 280 |
| Number of all Types of Agenda Items (Tract Maps) Reviewed by Subdivision Committee | 782 |
| Subdivision Committee Meetings Held | 53 |
| Approved Tracts and Record of Survey Maps Recorded (Unincorporated territory only) | 213 |
| Tentative Tract Maps Received from Cities for Study and Comment | 62 |
| Surveys of Subdivision Activity for School Districts | 6 |
| Number of Time Extensions Granted by Regional Planning Commission | 231 |
| Field Investigations Made | 441 |
| Estimated Number of Office Interviews | 3,115 |
| Estimated Number of Telephone Calls | 6,275 |

Proposed legislation and other matters are also considered by the Committee, but zoning, area requirements, modifications of the Subdivision Ordinance, highway frontage treatment and alignment, drainage, adjacent property owners' objections and school sites occupy the forefront in discussions.

A total of 782 tract items were considered by the Committee this year as compared to 689 items for the fiscal year 1950-51. It is usually possible to arrive at agreements satisfactory to all concerned on all but three or four of the 15-20 tracts considered each week. The exceptions are discussed at hearing before the Regional Planning Commission for modification of certain requirements or an objection by the subdivider to a recommendation of the Subdivision Committee.

After each Subdivision Committee meeting, the Section Head prepares reports of the Committee's recommendations on all tracts discussed, with copies distributed to all Committee members and other interested persons. The time element is important in getting out these reports, because each tract must be reported on within the 30-day limit required by State law.

In the last ten year period, of the approximate 4000 tracts considered by the Regional Planning Commission, only three have been appealed to the Board of Supervisors, and of these three, only one was reversed.

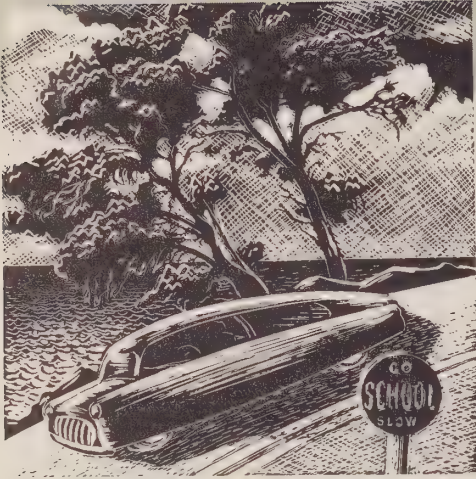
Subdivision Design: Staff members prepared approximately 570 subdivision studies for the purpose of improving the design of tentative maps submitted and creating more desirable overall community plans. In

many instances these plans included school sites after an agreement between the subdivider and school representatives who receive a copy and report upon each tentative map.

In addition, many studies and reports are transmitted to cities submitting tentative maps within their boundaries for the Commission's recommendations. Recommendations are also received from cities on tentative maps transmitted to them in the County area bordering the cities' boundaries.

The design is actually a proposed agreement between the subdivider and the Commission as recommended by the Subdivision Committee. This design recognizes the principles of good land planning, as well as the aspect of reasonable and practical requirements, all within the provisions of the Subdivision Ordinance and recognizing the coordinated recommendations received from interested public agencies and other sources.

Legislation: Study of the State and local subdivision laws is continuous and meetings are held as needed with representatives of subdividers, home builders and other groups for this purpose. Their support is essential and the accomplishments this year have been gratifying to all concerned. As a result, the Board of Supervisors will recommend to the State Legislature that an amendment to the State Map Act be adopted so that sewers may be required for Record of Survey maps. An amendment to the L. A. County Subdivision Ordinance is being considered for the purpose of requiring fencing along drainage courses in subdivisions where an easement is dedicated.



George J. Sleight, Section Head

SCHOOL SITE ACQUISITIONS

There was a marked change in the number of school site acquisitions this year, 34 being processed as compared to 69 last year. Twenty-two were new sites and 12 were additions to old sites.

This does not mean that the school districts are catching up with their requirements, by any means, but simply that they are expending their funds to erect buildings on the sites which have been acquired.

Because of the increased activity in new subdivisions, it is expected that the demand for school site acquisitions will increase in the future.

Nineteen of the 22 new sites were approved by the Commission and were classified as follows:

- 14 Elementary school sites
- 2 Junior High school sites
- 2 Senior High school sites
- 1 Junior College site

TENTATIVE TRACT MAPS

A total of 459 Subdivision Tract Maps were checked during the year for conformance to the Master Plans. This was an increase of 111 over last year's volume.

HIGHWAY AND FREEWAY ALIGNMENTS

Alignment studies for Huntington Drive, using the **Pacific Electric right-of-way** between the City of Los Angeles and the City of Arcadia, were made during the year. A meeting was held with City Engineers from cities along Huntington Drive, and preliminary minimum cross sections for the proposed improvement were agreed upon.

A study was begun during the year for a new **North and South major highway** with connections to Sierra Highway and to Mint Canyon Road in the Antelope Valley. It is believed that another highway will be needed there because of the proposed Air Forces developments.

As in former years, the most time-consuming activity performed by this Section was the administration of the Master Plan of Highways, followed very closely by the investigation of proposed public land acquisitions.

Changes in the Master Plan of Highways are continually required to meet changing conditions caused by changes in land use, and the development of the freeway system. The Section is therefore constantly studying the Plan and preparing the necessary amendments for presentation to the Regional Planning Commission and the Board of Supervisors.

During the coming year the Revised Master Plan of Shoreline Development will be studied, at the request of the Board of Supervisors, with the view of revising the acquisition priorities.

The volume of work performed by the Section is indicated in the table on the opposite page.

PUBLIC LAND ACQUISITIONS

The number of public land acquisitions processed this year was approximately the same as the previous year.

The number of highway acquisitions processed was exactly the same.

The most important acquisitions for highway purposes which were approved by the Commission were the abandoned Pacific Electric rights of way on Huntington Drive and Sierra Madre Boulevard.

HIGHWAYS AND PUBLIC ACQUISITIONS SECTION

Workload Detail in 1951 - 52

Matters Investigated, studied and reported on to the Regional Planning Commission and Board of Supervisors

| ACTIVITY | NUMBER PROCESSED | COMMISSION | | APPROVED BY BOARD OF SUPERVISORS |
|--|---------------------|------------|-------------|-------------------------------------|
| | | APPROVED | DISAPPROVED | |
| PUBLIC LAND ACQUISITIONS | | | | |
| Highways | 186 | 186 | | |
| Riding and Hiking Trails | 12 | 12 | | |
| Flood Control Right of Way | 10 | 10 | | |
| Fire Station Sites | 7 | 7 | | |
| Storm Drains | 2 | 2 | | |
| Off-Street Parking Lot | 1 | 1 | | |
| Road Department Yards and Warehouses Sites | 1 | 1 | | |
| Total Public Land Acquisitions: | 219 | 219 | | |
| MISCELLANEOUS ACTIVITIES | | | | |
| School Site Acquisitions | 34 | 31 | 3 | |
| Street and Alley Vacations | 34 | 31 | 3 | |
| Sewer Easement Vacation | 1 | 1 | | |
| Storm Drain Vacation | 1 | 1 | | |
| Highway Alignments | 10 | 10 | | |
| Master Plan Amendments - Highways * | 26 | 23 | | 23 |
| School Site Plot Plans | 6 | | | |
| Subdivision Tract Maps Checked | 459 | | | |
| Postings to Wall Sheets | 2,142 | | | |
| Field Inspections Made | 49 | | | |
| Personal Inquiries Answered | 1,772 | | | |
| Interdepartmental Engineering Committee Meetings Attended | 25 | | | |

* Amendments do not become effective until they have been approved first by the Commissions and later by the Board of Supervisors.

Studies were also started for the realignment of Master Plan highways in the **McNally Ranch area**, where large scale development is expected soon.

GRADE CROSSING COMMITTEE

The Section Head, representing the Director of Planning, met with a subcommittee appointed by the Los Angeles County Grade Crossing Committee to investigate at the sites the feasibility of opening public grade crossings over railroad rights-of-way at two locations.

The Section Head was also appointed by the **Public Utilities Commission** as a member of a subcommittee to study and report on the relationship of the freeways and major highway arteries to the proposed grade separation at Olive Street and the Southern Pacific Railroad in the City of Burbank.

INTERDEPARTMENTAL ENGINEERING COMMITTEE

The Section Head represented the Director of Planning at 25 meetings of the Interdepartmental Engineering Committee, at which 103 items were discussed.

WALL MAPS

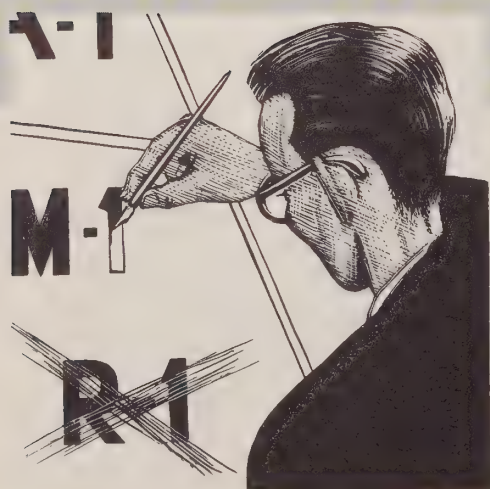
Twenty-five new wall maps were prepared and brought up to date to replace those which have become unserviceable.

There were 2,142 items of information posted on three sets of wall maps.

AMENDMENTS TO THE MASTER PLAN OF HIGHWAYS

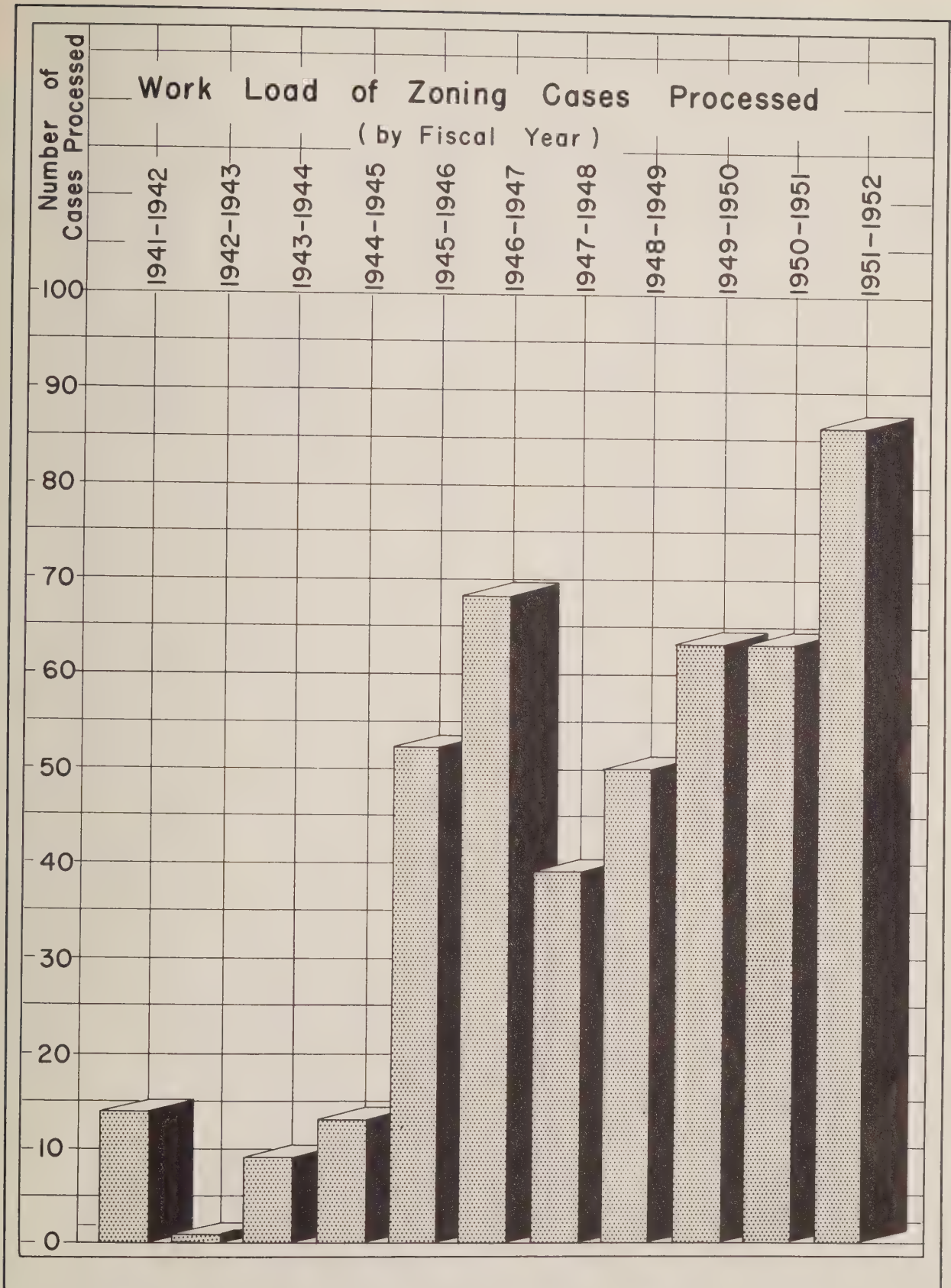
Thirty-three amendments to the Master Plan of Highways were prepared, 23 of which were presented to and approved by the Regional Planning Commission. These amendments effected the following changes:

- 24.0 miles of major highways removed from plan.
- 21.5 miles of major highways added to plan.
- 37.8 miles of secondary highways removed from plan.
- 37.2 miles of secondary highways added to plan.
- 11.5 miles of secondary highways changed to major highways.
- 7.4 miles of major highways changed to secondary highways.
- 4.8 miles of parkways removed from plan.



O. K. Christenson, Section Head

The steady population and economic growth of Los Angeles County provides a proportionate increase in the work load of the Zone Changes Section. This year a new high has been reached in the number of change of zone cases processed.



This chart clearly indicates a steady increase in zone change work which, along with increased activities in other sections, made it necessary for the Regional Planning Commission to devote more time to public hearings, thereby facilitating the processing of the ever-growing requirements of many new communities. To expedite the large volume of work, the Commission held 14 extra meetings in addition to their regular schedule of one meeting a week.

Many of the County's outlying areas that were protected by A-1 (Light Agriculture) or R-A (Residential-Agriculture) zone classifications, which were originally suitable, now require a great number of zone adjustments to permit complete transition to urbanized development. These zoning controls have prevented the encroachment of objectional uses, thus facilitating development in accordance with modern zoning practices. Following World War II, area requirements for residential lots were increased above the 5,000 square foot minimum standard. A 6,000 square foot area

is now established as minimum in ninety per cent of all change of zone cases processed for new single-family residential development, with many sections being placed in the 7,500 square foot or larger areas. The achievement of increased area requirements permits the development of low density urban areas which are so much a part of California's out-of-door type of living.

The Zone Changes Section has during recent years made a substantial contribution toward the planning of a large number of fine new residential, commercial, and industrial areas in the unincorporated area of Los Angeles County, particularly in the Southeast Whittier, Downey, Lakewood, Norwalk and Bandini areas.

Pictures such as shown are typical of these many fine new developments taking place in this Los Angeles County area.

Primary Commercial Area



Industrial





Community Shopping Center

At the end of the year the map maintenance work heretofore performed by the Commission's Building Department Liaison Section was transferred to the Zone Changes Section, and the maintenance of zoning maps in both the Commission offices and the district offices of the Division of Building and Safety of the County Engi-

neer's office will hereafter be handled by the Section's Map Maintenance Unit.

The section's three Units: Zone Change, Mapping, and Zoning Information Counter performed the volume and variety of functions enumerated in the following table.

ZONE CHANGE SECTION — WORK LOAD DATA 1951-52

ZONE CHANGES REQUESTS PROCESSED

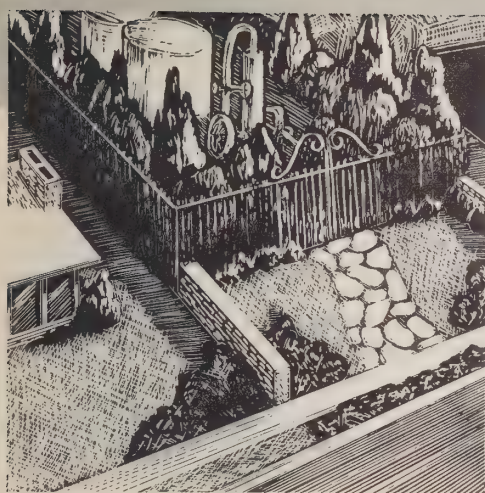
| | | |
|--|----|-----|
| Requests Pending July 1, 1951 | | 44 |
| Requests Filed during Year | | 97 |
| 22 Board of Supervisors' Requests & R.P.C. Initiatives | | |
| 75 Petitions | | |
| Total Number of Applications | | 141 |
| Requests Withdrawn during Year | 2 | |
| Requests Transferred to Advance Planning Section | 14 | 16 |
| Requests to be Processed: | | 125 |
| REQUESTS PROCESSED | | |
| Approved by Commission | 64 | |
| Disapproved by Commission | 20 | 84 |
| Requests Pending on June 30, 1952 | | 41 |

NATURE OF ZONE CHANGE REQUESTS PROCESSED

| ZONE CLASSIFICATIONS | B/S & RPC Initiative | Petitions | Totals |
|--|----------------------|-----------|--------|
| From Residential to Commercial | 2 | 16 | 18 |
| From Single-Family to Multiple Residence | - | 2 | 2 |
| From Residential to Factory | - | 6 | 6 |
| From Residential to Parking | - | - | - |
| To a Less Restrictive Zone | 22 | 27 | 49 |
| To a More Restrictive Zone | 3 | 6 | 9 |
| Total Number of Requests Processed | 27 | 57 | 84 |

MISCELLANEOUS WORK LOAD DATA

| | Actual Number |
|---|------------------|
| Final Maps of Zone Changes Prepared | 45 |
| Land Use and Land Use Maps, Prepared for a Total Acreage of | 10,834 |
| Plot Plans Processed | 263 |
| Notifications Sent to Property Owners Adjacent to Areas Considered for Change of Zone | 5,920 |
| | Estimated Number |
| Business Licenses for Specified Uses Approved as to Zoning | 5,178 |
| Zoning Inquiries Answered by Letter | 966 |
| Zoning Counter Activities | |
| Zoning Inquiries (Personal) Handled | 15,083 |
| Zoning Inquiries (Telephone) Answered | 16,522 |



Edward A. Holden, Section Head

ACTIVITIES

The volume of work handled varied only slightly from last year. Twenty fewer cases were processed, and the backlog of pending cases increased by nine cases to forty-nine. This increase in backlog does not have major significance, however, if it is examined in relation to the fluctuation of the backlog at the end of each month, which varied from thirty-nine on the last day of January, 1952 to forty-seven on the last day of February and April, and forty-three on the last day of March and May. Nineteen more cases were filed this year than last.

A total of 350 Exception and Permit cases were processed during the year. The following table shows the number of cases filed by type of case, and the disposition made of them.

Applications for Exceptions and Permits are received and processed by this Section. The special conditions pertaining to each request are thoroughly investigated and analyzed; maps, factual data reports and recommendations are prepared and presented to the Zoning Board and the Regional Planning Commission at the weekly public hearings and meetings.

EXCEPTION AND PERMIT CASES PROCESSED 1951-52

| TYPE OF CASE | Pending 7-1-51 | Filed | Regional Planning Commission Action | | With- drawn* | Total Processed | Pending 6-30-52 |
|------------------|-------------------|-------|--|--------|-----------------|--------------------|--------------------|
| | | | Approved | Denied | | | |
| Zone Exceptions | 34 | 277 | 186 | 80 | 5 | 271 | 40 |
| Special Permits | 5 | 72 | 64 | 6 | 1 | 71 | 6 |
| Cemetery Permits | — | 1 | 2 | — | — | 1 | 1 |
| Revocations | 1 | 8 | 6 | 1 | — | 7 | 2 |
| TOTALS: | 40 | 359 | 257 | 87 | 6 | 350 | 49 |

*Completely or partially processed by the staff.

WORK LOAD TRENDS

An attempt was made to determine whether any pattern existed which would allow estimation of future work load in terms of the number of cases filed. No such pattern is easily discernable, though a few general statements on trends may be developed.

First, the great diversification of uses requested, and the fluctuations from year to year in the number of cases in each use category, suggest that the number of cases filed will remain relatively stable, with an increase in the number of cases filed in one use category balanced by a decrease in another.

Second, an examination, by zones, of cases filed indicates the greatest number of cases to be filed in the R-1 and A-1 zones, with the other residential zones and heavy manufacturing zones next in volume and about equal to each other, and with a minimum number of cases affecting the commercial and light manufacturing zones. This result verifies the logical assumption that in the more restrictive zones there will be found the greatest demand for adjustments, and calls attention to the fact that most Special Permit uses are listed in the Ordinance in Zones A-1, M-2 and M-3.

The stability from year to year of the volume of Conditional Use Permit petitions filed is further emphasized by the fact that for the third year, the number of Exceptions handled exceeds the number of Special Permits by a ratio of 3 to 1.

Only the continued creation of new zoning districts supports an assumption that there will be a slight increase in the number of cases filed next year. Here again, however, the trend is toward stability, with only a gradual increase due to the addition of newly zoned areas. In the most recently zoned districts, there were 5 cases in Lakewood, 3 in Bell Gardens, 3 in Charter Oaks, and 5 in Los Nietos-Santa Fe Springs. Only 15 of the 350 cases processed were located in Puente, the zoning district having the largest number of cases. In the older districts there were 11 cases in Altadena, 14 in Downey, 10 in Compton-Florence, 13 in Willowbrook-Enterprise.

While a number of changes were made in the Zoning Ordinance during the year, these changes had only a minor effect upon the volume of work or procedures of the Conditional Use Permits Section. One of the most interesting of these amendments, which provides that reclamation projects, designed to reclaim land by the proper disposal, compacting and covering of rubbish, may be approved in certain zones by the Commission, is discussed in the section of this report dealing with the Zoning Board.

In summary, a gradual increase may be expected in the number of applications for Exceptions and Permits filed during the coming year due to the establishment of new zoning districts, though the Section will continue to be characterized by the relative stability of its work load and procedures.

Zoning Investigation and Enforcement Section



Even though more unzoned territory is annually being placed under precise zoning, and one might expect that more zoning violations would occur, the record shows that the number of reported zoning violations has been steadily decreasing during the last five years.

| Fiscal Year | Zoning Violations Reported |
|-------------|----------------------------|
| 1947 - 48 | 3,266 |
| 1948 - 49 | 2,911 |
| 1949 - 50 | 2,096 |
| 1950 - 51 | 1,930 |
| 1951 - 52 | 1,542 |

The reason for this change may be that the general public has in recent years gained a clearer understanding of the many economic and community advantages achieved under protective zoning, and individuals and organizations may, on the whole, be more willing to accept and comply with zoning restrictions, perhaps because the courts have consistently upheld zoning ordinance provisions and ordered violators to comply under threats of fines or jail sentences.

Lorenzo D. Tweedy, Section Head

On the other hand, although fewer violations reports were received, investigation and abatement of violations are becoming more time-consuming and complex, and frequently require difficult interpretations of Zoning and Subdivision Ordinance provisions. Subdivision Ordinance violations especially have proven very troublesome and difficult to abate, because the County and State subdivision laws are frequently ineffective for enforcement purposes. Suggested changes and amendments to these laws are now under study and will, if adopted, greatly assist in securing convictions that are now almost impossible to achieve, as for example in instances where it is possible for unscrupulous subdividers, through their families and friends, to circumvent the present laws by convenient transfers and recordations over which the Regional Planning Commission has no jurisdiction.

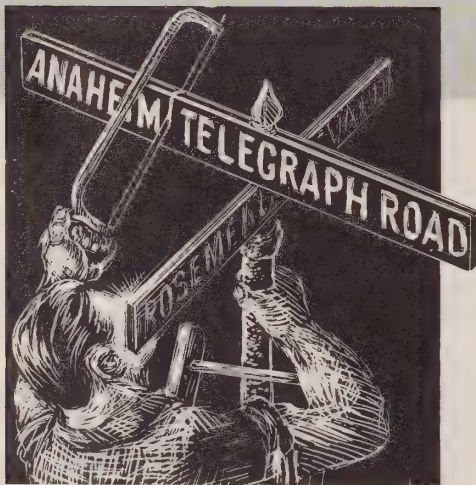
Zoning violation cases are initiated in several ways:

- (1) through written complaints from individuals or groups,
- (2) from requests for investigations from branch offices of the Division of Building and Safety in the County Engineer's Department,
- (3) from reports of violations discovered by departmental personnel while on field assignment in the County's unincorporated area,
- (4) automatic departmental checks on compliance with conditions and time limitations as stipulated in Exceptions and Special Permits.

Approximately 66% of the 1,542 violation cases submitted this year pertain to land use violations, including suspected illegal subdivision cuts and special cases in connection with parking lots, trailer camps, oil well drillings, dairies, public garages, etc. Three hundred and forty cases involved investigation of Exceptions and Special Permits, both with respect to compliance with stipulated conditions and time limit expirations. Nearly 100 advertising signs (billboards) were reported as being placed in areas where such use is prohibited according to the County Zoning Ordinance, and nearly as many applications for business licenses were referred to the Section for investigation. A total of 1,589 violation cases including a backlog from last year were investigated and closed, either through vol-

untary correction or enforced abatement, or because in a small number of cases, no violation was found to exist.

Although the number of reported zoning violations have followed a decrease trend during the last five years, the opposite is true of the number of cases which have required legal action to secure compliance. At the beginning of the fiscal year, 29 violation cases were on the court calendar, scheduled for judicial action, and during the past 12 months, refusal to voluntarily abate violations made it necessary to assign 40 additional cases for legal action. Thirty-eight such cases were closed during the year, after violators had been convicted by the court and ordered to correct or abate their illegal operations.



The function of this Section is to effectuate the recommendations of the Street Naming Committee in the naming of Streets, Highways, and Freeways, or in the changing of names. For the last three months, the Section has also assigned names to streets in new Subdivisions.

Street Naming Section

**George M. Kerry, Section Head
and Secretary of Street Naming Committee**

As Secretary of the Street Naming Committee, the Section Head arranged the necessary meetings and wrote the minutes for each meeting. During the past year, five meetings were called. Some of the most important name changes recommended were:

1. Los Angeles River Freeway to Long Beach Freeway;
2. Long Beach Parkway and the Appian Parkway to Alamitos Parkway.

The County Surveyor and Engineer establishes the Unified House and Street Numbering System, by districts, throughout the County. The Street Naming Section cooperates with that office in changing street numbers, where necessary for conformance with the Unified System. This work is now under way in the Antelope Valley, where two districts have recently been established involving renumbering of 98 streets. These changes are presented, as are all others, to the Regional Planning Commission at public hearings, and later to the Board of Supervisors for final action.

At the end of March, 1952, the assignment of names to streets in new subdivisions was added to the duties of this Section.

The recordation of a subdivision requires many technical details to be attended to at one time. It has been found that the assignment of street names **at that time** results in many mistakes being made, due to failure to check details. In the future, therefore, names will be assigned to new streets immediately after conditional approval of the subdivision has been given by the Regional Planning Commission. This affords the subdivider much more time in which to check his work.

This change in procedure will result, for a time, in two groups of subdivisions being presented for street names: those ready in other respects for recordation, and those coming to us under the new routine.

Under the provisions of the Subdivision Map Act, a subdivider has a period of one year in which to record an approved subdivision. For the year following the adoption of the new street naming procedure, a number of those subdivisions initiated within the previous year will be submitted for street names, **in addition** to the current flow of subdivisions requiring prompt attention.

Because the assignment of street names has to be integrated in the recordation process of subdivisions without delay, and the additional work load is being carried, up to the present time, without additional help, other street naming work of a less critical nature has been temporarily postponed.

In the three months since March, 1952, there have been 145 subdivisions processed for street names. At the end of the fiscal year, 14 subdivisions were waiting for assignment of street names.



A. H. Meredith, Section Head

A complete check was made of all of the above data in fifty per cent of the District Offices and corrections were correlated with the records of the Regional Planning Commission's central office.

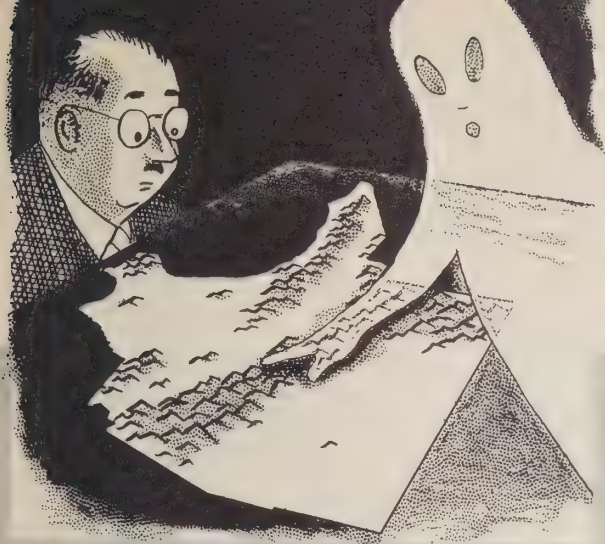
Effective February 1, 1952, the Section Head was assigned by the Director of Planning to perform certain additional duties pertaining to the administration of zoning and set-back ordinances affecting the issuance of building permits, formerly performed by an employee of the Division of Building and Safety whose other duties made it necessary to relieve him of all matters in connection with zoning problems.

At the end of the year the Section, as such, was discontinued, and absorbed in the Zone Change Section, as the Map Maintenance Unit, while the Section Head was transferred to the County Engineer's Division of Building and Safety.

The staff of this Section maintained up-to-date land use classification information, records and maps in the District Offices of the County Engineer Division of Building and Safety, thereby facilitating the approval of some forty-two thousand building permits from the standpoint of conformance to the Master Plan of Land Use, the Master Plan of Highways, as well as Zoning and Building Line Setback provisions.

BUILDING AND SAFETY DIVISION — LIAISON SECTION 1951-52 WORK LOAD DATA

| ACTIVITY | Estimated Number |
|--|-------------------------|
| Trips to Building Department District and Branch Offices | 676 |
| Building Department Maps Revised or Checked | 2,591 |
| Building Department Maps Renewed | 214 |
| Regional Planning Commission Maps Revised or Checked | 925 |
| Planning Folders Amended | 326 |
| Conferences with Building Department Personnel | 154 |
| Interdepartmental Conferences | 83 |
| Additional Functions, 1-1-52 to 6-30-52 | |
| House Numbering Maps duplicated for Regional Planning Commission | 15 |
| Field Reports with Building District Engineers | 16 |
| Special Zoning Problems Handled | 496 |



John L. Richerson, Chief

The accomplishments of this Division are outlined in the Section reports on the following pages.

CHANGE OF ASSIGNMENTS

In order to expedite the zoning work it was decided towards the end of the year to eliminate the Map and Ordinance Section as constituted heretofore and create an additional Zoning District Section using the same personnel that were formerly assigned to the Map and Ordinance Section. Each section, then, will be responsible for the preparation of its own maps and legal descriptions, which procedure, it is believed, will expedite the process of zoning the unclassified area. In this connection the Zone Change Section of the Plan Administration Division has been provided additional personnel so that that section also may prepare and check its own official maps and legal descriptions, which work was formerly handled by the Map and Ordinance Section.

ZONING NEW DISTRICTS

The work of zoning the unzoned areas of the County is progressing rapidly, but there is still a comparatively small area in the coastal plain which remains to be precisely zoned. Efforts will be made to complete this work during the next few years.

Under study during the past year was an area of approximately 500 square miles of unincorporated County territory, an area larger than that of the City of Los Angeles. Studies were completed on six districts, covering 175 square miles, of which 65 square miles were adopted by ordinance in five districts: Artesia, Bell Gardens, South El Monte, Workman Mill, and North Palmdale. Although not yet adopted, studies were completed on the Quartz Hill and Rosamond-Muroc Districts.

The most advanced studies in process include thirteen proposed zoning districts and rezoning of one existing district, covering an area of approximately 328 square miles: Five-Points, Keystone, Palos Verdes, San Jose, Temple City, West Inglewood, and Whittier Narrows in the coastal plain area, Agua Dulce, Newhall, and Palmdale-Lancaster Extensions in the north county area; and Calabasas, Chatsworth Lake, Malibu and Topanga Canyon in the Santa Monica Mountains area.

Five districts, ordered but of lesser priority, constitute additional backlog for the section. These districts are Baldwin Hills, Los Alamitos, Santa Monica Mountains, Victor Precinct, and the Whittier Narrows Dam. While some work such as base mapping, etc., has been done on these districts, the major emphasis of the Section's attention has been directed to other areas.



The Zoning Activities Table and the Zoning Progress Map on the following pages indicate the extent of zoning handled during the past year.

SOUTH EL MONTE

The adoption of a zoning plan for this area culminated the work of several years. Ordered by the Board of Supervisors in April, 1949, attempts to zone the district met with little success. In addition to many meetings and conferences with property owners, various organizations and associations, the Commission itself made an inspection tour of the entire district. The basic problem was the fact that many people wanted shops and small industries in conjunction with their homes.

FIVE-POINTS

Presently under study and awaiting public hearings, the Five-Points District is one of the most difficult areas to zone in the County. Although small in area, (2.5 square miles), it has an estimated population of 10,973 persons. Existing development may be described as mixed, with homes, stores, industrial and agricultural uses on adjacent properties. It is the last remaining urbanized area yet unzoned in the San Gabriel Valley. The absence of a definite land use pattern makes delineation of an acceptable zoning plan extremely difficult, as it is nearly impossible to coordinate the divergent opinions as to what should be the character of a given neighborhood.

Jack A. Barnes, Section Head

KEYSTONE

The Keystone District consists of 26.4 square miles in the southerly part of the County. In it are located some very heavy industrial uses, such as refineries and chemical plants. There are also scattered areas developed to dwellings, and many large holdings of vacant land. The Laguna-Dominguez area which is subject to inundation further complicates the problem.

MALIBU

The Malibu District, consisting of 21.8 square miles extending from Topanga Canyon westerly to the County boundary, contains some of the most beautiful coastline in the State. Here the beach and mountain areas, which provide unexcelled locations for homes and recreation, are made accessible by means of an important State Highway. Plans are under study to insure the orderly and appropriate development of this unique natural resource.

SAN JOSE

Construction of large industrial plants in the westerly portion of the City of Pomona has given considerable impetus to the development of surrounding territories. Increased subdivision activity coupled with the demand for commercial and industrial sites constitute the primary problems of the district. Surveys are complete and zoning plans are being readied for early hearings.

TEMPLE CITY

Replacement of the present light agricultural zone with residential zones is the basic problem in the study of the Temple City District. Although Zone A-1 was an adequate one in 1938 when it was adopted the subsequent urbanization of the district indicates that Zone R-1 would be more appropriate for most of the area today. Certain non-agricultural uses which are permitted in Zone A-1 have also caused problems and many appeals from home owners of a strictly residential zone have been received.

ZONING ACTIVITIES 1951-52

| ZONING PROGRESS | | | | | | ZONING DISTRICTS UNDER STUDY | | | |
|---|--------------------|----------------|----------------------|---|----------------|--------------------------------|--------------|-------------|---------------------------------------|
| Major Zoning Areas | Square Miles Zoned | | Unzoned | | | Square Miles | | | |
| | Total Area | Total | Under Re-Study | Under Study | No Study | DISTRICT | New | Re-Zoning | STATUS 6-30-52 |
| UNINCORPORATED: | | | | | | COASTAL PLAIN AREA: | | | |
| Coastal Plain Area | 474 | 385.0 | (12) | 59.6 | 29.4 | Five Points | 2.5 | | Awaiting Hearings |
| North County Area | 2,551* | 52.2 | (15) | 219.8 | 2,279.0 | Keystone | 26.4 | | Base Map |
| Islands | 130 | -- | -- | -- | 130.0 | Palos Verdes | 21.7 | | Area Map |
| Sta. Monica Mts. | 169 | -- | -- | -- | 94.0 | San Jose | 5.3 | 8.9 | Awaiting Hearings |
| * Above figures include a correction of 19 sq. miles erroneously counted as North County Area in the 1949-50 Annual Report. | | | | | | Temple City | | 3.1 | Base Map |
| INCORPORATED CITIES | | | | | | West Inglewood | 0.1 | | Base Map |
| | 759* | 759* | | | | Whittier Narrows | 3.6 | | Area Map |
| * 8 sq. miles annexed during year. | | | | | | SUB-TOTALS: | | | |
| TOTALS: | 4,083 | 1,196.2 | (27) | 354.4 | 2,532.4 | | 59.6 | 12.0 | |
| GRAND TOTALS: | 4,083 | 1,196.2 | | 2,886.8 | | NORTH COUNTY AREA: | | | |
| ZONING DISTRICTS COMPLETED | | | | | | Agua Dulce | 48.5 | | Land-Use |
| DISTRICT | Area Sq. Miles | | Estimated Population | Ordinance Adopted | | Newhall | 19.8 | | Land-Use |
| | New Zoned | Re-Zoned | | | | Palmdale-Lancaster | 125.0 | 15 | Base Map |
| COASTAL PLAIN AREA: | | | | | | Quartz Hill | 26.5 | | Awaiting Board of Supervisors Hearing |
| Artesia | 16.3 | | 14,850 | Aug. 14, 1951 | | SUB-TOTALS: | | | |
| Bell Gardens | 3.2 | | 17,500 | Sept. 11, 1951 | | | 219.8 | 15 | |
| So. El Monte | 3.5 | | 10,360 | May 13, 1952 | | SANTA MONICA MTS. AREA | | | |
| Workman Mill | 6.0 | | 1,560 | June 10, 1952 | | Calabasas | 31.7 | | Land-Use |
| TOTALS: | 29.0 | | 44,270 | | | Chatsworth Lake | 2.4 | | Base Map |
| NORTH COUNTY AREA: | | | | | | Malibu | 21.8 | | Base Map |
| N. Palmdale | 23.2 | 12.8 | 650 | Jan. 22, 1952 | | Topanga Canyon | 19.1 | | Base Map |
| Rosamond-Muroc | 107.5 | | | (Completed by Staff, Not Adopted by Board of Supervisors) | | SUB-TOTALS: | | | |
| TOTAL NEW AREA ZONED | 52.2 | | | | | | 75.0 | -- | |
| TOTAL AREA ADOPTED | 65.0 | | | | | TOTAL AREA UNDER STUDY: | | | |
| | | | | | | | 354.4 | 27 | |

BELL GARDENS

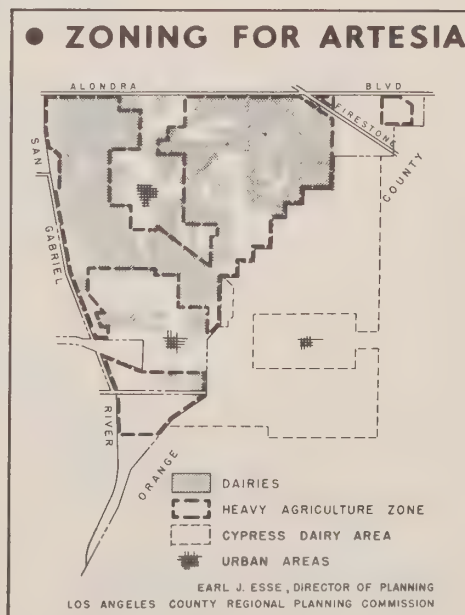
The zoning plan for the Bell Gardens District met with virtually unanimous approval from the property owners. It provided Zone R-3 (Limited Multiple Residence) for almost all of the residential areas. Although a small district in size, it contained 17,500 persons, a larger population than that of the City of South Pasadena.

ARTESIA

Recognizing Los Angeles County as the leading dairy county in the nation, and Artesia as the outstanding dairy area in the County, the staff prepared a plan which gave protection to both the dairy and urban areas. Over the dairy area was placed Zone A-2-5 (Heavy Agriculture, 5-acre minimum area requirement) which provides protection and encouragement to dairies and precludes subdivision activity.

PALOS VERDES

Studies are under way to zone the 21.7 square miles of unincorporated territory on the Palos Verdes peninsula. Topographically the area is hilly and the development is largely towards ranch-type dwellings and estates. It is anticipated that the final plan will be basically residential incorporating a fairly large area requirement.



PALMDALE-LANCASTER

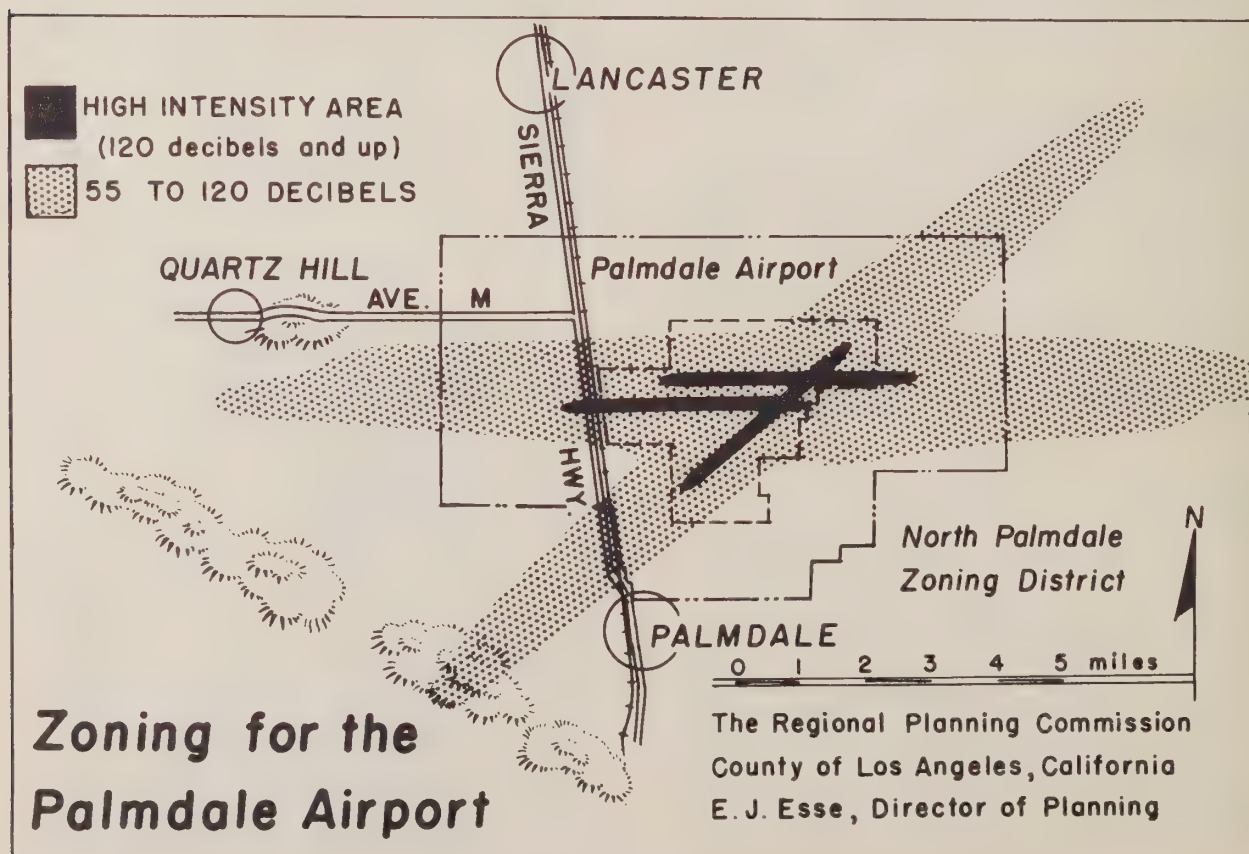
Although boundaries have not been precisely determined, the existing districts of Palmdale and Lancaster and the vicinity for several miles around each are under study. The purpose of the study is to extend these districts to encompass those areas which may urbanize. In addition to the inherent problems of soil, water supply, agricultural economics, etc., usually present in any study of the Antelope Valley, there is the element of speculation about the future of the Palmdale Airport.

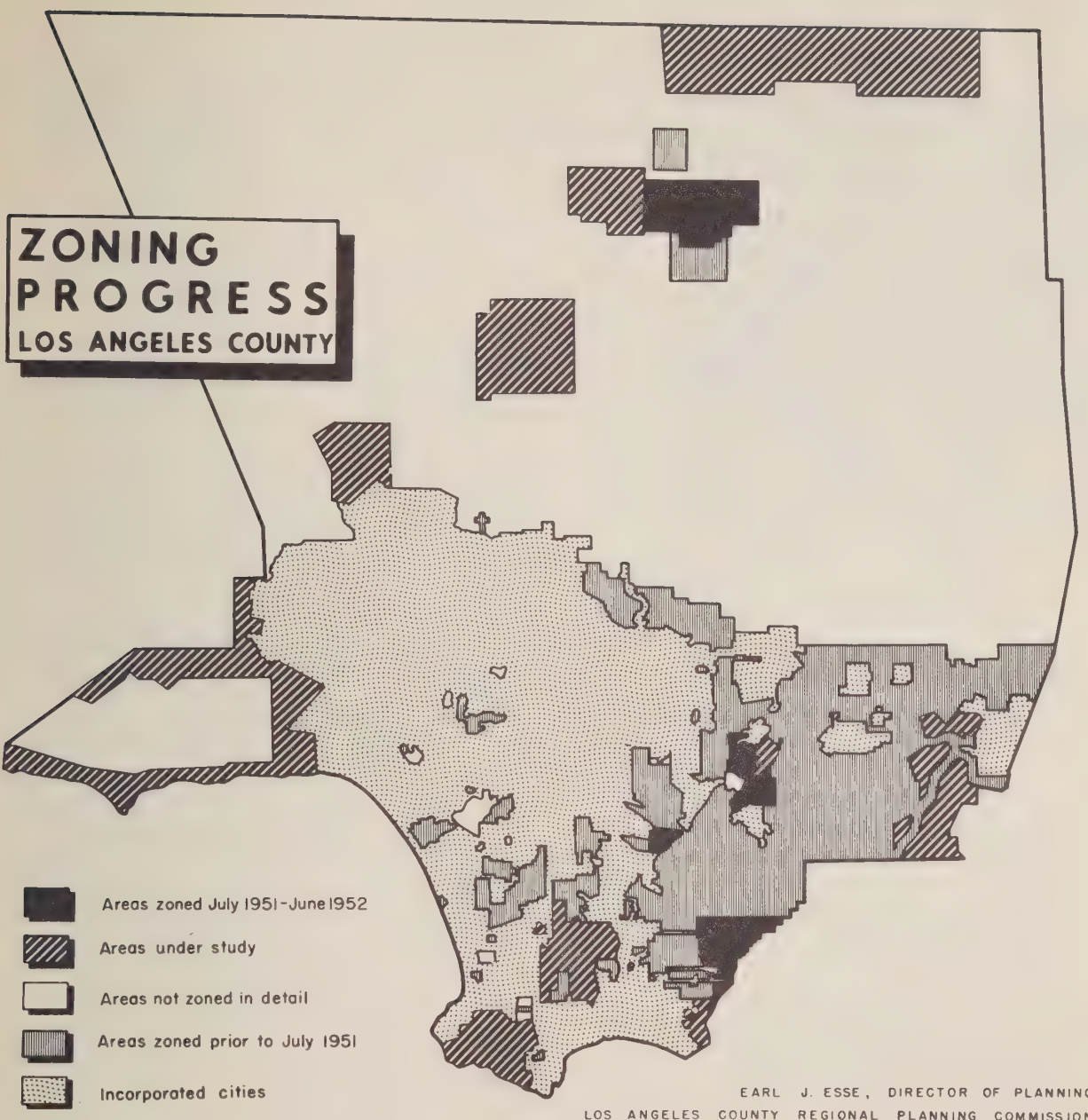
NORTH PALMDALE

The development of the Palmdale Airport for the manufacture and testing of jet aircraft presented a unique problem in the field of zoning. At the request of the Air Force, the County Department of Aviation and interested aircraft manufacturers a study was ordered to establish an area around the airport in which construction of

all types would be kept to a minimum. It was anticipated that the sound created by the aircraft, particularly of the type and volume expected at the airport, would be detrimental to persons living in the immediate vicinity.

Based on experiments conducted by Lockheed Aircraft Corporation at the Palmdale site, the staff prepared maps showing the probable areas that would be affected by the sound, and approximately to what extent. The zoning plan established a band of heavy agricultural zoning with a 5-acre minimum lot area, for a distance of one mile to the north and south of the airport, and two miles to the east and west. Since the precise locations of runways and test areas were not fully determined, and the directions and altitudes which planes may fly are extremely variable, it was the opinion of the Commission that these distances about the airport constituted the most reasonable buffer zone.





QUARTZ HILL

Approved by the Commission on April 2, 1952, the zoning plan for the Quartz Hill District is awaiting final adoption of the ordinance. Through numerous meetings and conferences with interested property owners, associations and farm groups the main problem was resolved to a determination of the limits of farm and urban zones.

ROSAMOND-MUROC

Edwards Air Force Base, a testing center for experimental military aircraft, extends partially into Los Angeles County although most of it is in Kern County. The dry lakes

and open desert areas provide conditions which are unexcelled for such operations. To protect these conditions and to keep new construction at a minimum in the immediate vicinity of the base, the Air Force requested the Board of Supervisors to adopt zoning regulations on and around that part of the base which is in Los Angeles County. The staff prepared and the Commission approved a plan for the Rosamond-Muroc District, covering 107 square miles lying along the northerly boundary of the County. The Board of Supervisors, however, refused to adopt the plan when Air Force officials failed to appear at a public hearing.



This year has seen the completion of the Zoning Coordination Studies of the Whittier Community Plan. Special problem studies now require the major part of the staff's time. This Section, having been completely staffed for the past year, has acted as a service agency for other sections of the office, and co-ordinated and prepared many special studies that were needed from day to day. Major emphasis was placed on the following projects.

THE WHITTIER COMMUNITY DEVELOPMENT PLAN

This study was started in October, 1949, for the purpose of creating an over-all community plan to facilitate harmonious development of the Whittier area. Certain preliminary portions of the work were completed during the past two years, and during the past twelve months the first phase was completed, that is, the co-ordination of the zoning districts within the 56 square mile area of the Whittier Community Plan Study. It involved the preparation of 15 separate detailed planning studies for various changes of zone.

The Regional Planning Commission, and later the Board of Supervisors, approved 56 of the recommended 60 zone changes. The remaining four items require additional

Edward J. Till, Section Head

study. It is anticipated that the zoning portion of the Whittier Community Plan Study will be completed by August, 1952.

A preliminary appraisal and estimate of present and future population within the district has been completed. It is hoped that in the forthcoming fiscal year it will be possible to complete the population study and prepare a final report.

STUDY AND ANALYSIS OF THE DOWNEY ZONED DISTRICT

Early in the fiscal year numerous requests from various agencies within the Downey community led the Commission to authorize a re-study of the Downey Zoning District.

It was necessary for the staff to prepare a complete land use survey and analysis to determine the adequacy of existing zones areas within the community in order that planning answers could be given to the various proposals by property owners. It was found that in this particular district the existing commercial zones were less than half used for business purposes; that residentially zones areas were being built up so rapidly that a future lack of school and park sites seemed apparent; and that it was necessary to expand the industrially zoned areas within this community.

Certain recommendations to effect a solution to some of these problems were submitted to and approved by the Commission. The Board of Supervisors reviewed the Commission's recommendations, and adopted ordinances to put them into effect.

BISCAILUZ CENTER

Preliminary planning within the Biscailuz Center area was completed and a master plan prepared for the ultimate development of present and future County

owned property in the vicinity of this important County installation.

The activities of the various interested departments located on this site have been carefully appraised, co-ordinated, budgeted in part, and will be included in the forthcoming Master Plan of Branch Civic Centers and County Developments.

It is anticipated that the Master Plan for Biscailuz Center can be set for hearing and adopted by the Board of Supervisors during 1952-53.

TAX DELINQUENT LANDS

Seven tax sales involving 6,064 parcels of real estate were studied by this Section. A procedure has been established whereby tax delinquent parcels in certain mountain areas are withheld from sale and are added to the proposed mountain preservations. This Section reported on the desirability of withholding for mountain preservations involving an area of approximately 1,000 acres. In addition, correspondence has been directed to various incorporated cities relative to reservations for streets or other essential uses where withdrawal of the tax delinquent property from the tax sales is in the public interest.

An index is being prepared showing the areas recommended for reservation by this Commission.

Of the 2,805 parcels recommended for acquisition by Los Angeles County, a total of 2,543 were acquired this year.

WAYSIDE HONOR FARM

Co-ordination conferences are continuing on the Wayside Honor Farm. Due in part to the growing need for employee housing at this rapidly expanding branch of the County Jail, additional property has been acquired and the existing Master Plan of the Wayside Honor Farm has been ordered revised.

It is anticipated that the staff will complete the necessary revision studies in the next fiscal year.

LOS ANGELES CIVIC CENTER MASTER PLAN

A model was prepared for the revised plan of the Los Angeles Civic Center. Hearings were held before the Regional Planning Commission and the City Planning Commission prior to approval of the revised plan. The Board of Supervisors and the City Council have approved the recommendations of the two planning commissions and adopted the revised Master Plan of the Los Angeles Civic Center.

Architectural contracts have been authorized for the Courts Building, and the Law Library is now under construction.

The City of Los Angeles contemplates the construction of its Police and Health Buildings in the coming fiscal year.

EAST LOS ANGELES BRANCH CIVIC CENTER

A decision was made by the Board of Supervisors to locate the East Los Angeles Branch Civic Center in Repetto Park.

A preliminary architectural contract was drawn for the design of a Municipal Courts Building containing additional office facilities for related uses.

An area designation plan for this proposed branch civic center has been approved by the Commission and presented to the Chief Administrative Officer and the Board of Supervisors.

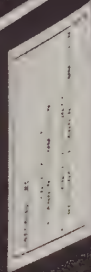
The adoption of a Master Plan of Branch Civic Centers within the next fiscal year should determine the County uses which will be located in the East Los Angeles Branch Civic Center.

FREIGHT LINE BY-PASS STUDY

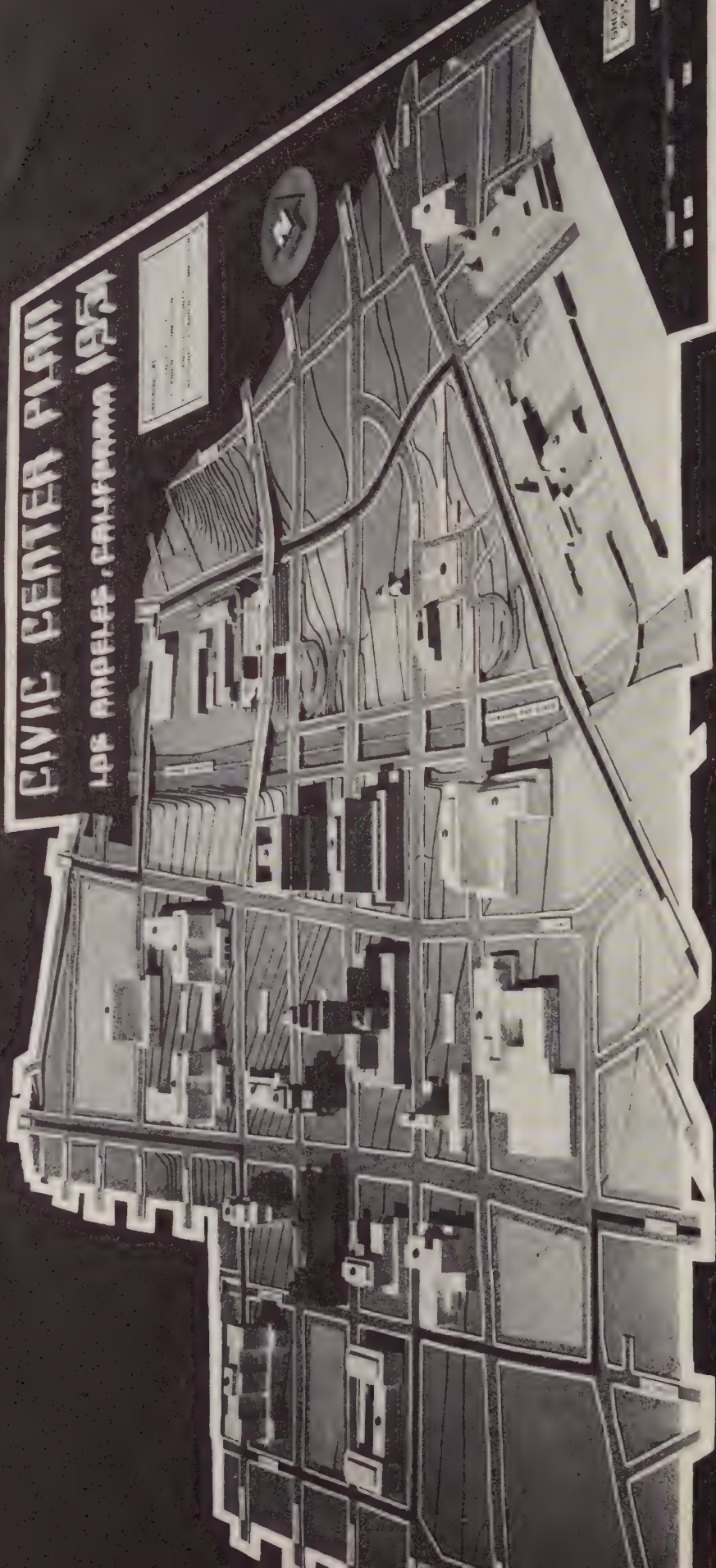
The proposal of the Southern Pacific Railroad to construct a by-pass freight line to divert harbor-bound freight traffic from their main San Fernando freight yard to

CIVIC CENTER PLAN

LOS ANGELES, CALIFORNIA 1954



UNIVERSITY OF CALIFORNIA
LIBRARY
200 S. BAY ST.
LOS ANGELES, CALIF. 90012



new freight classification yards in the Los Nietos and Puente areas was assigned to this Section for coordination studies.

Acquisition of the necessary rights-of-way has been completed, and grading and construction is imminent.

The problem of grade crossings was carefully studied, heard before the Public Utilities Commission and a final determination was made by that body. It should be noted here as the opinion of the staff that not all the necessary grade separations were required by the Public Utilities Commission.

Still pending is the question of adjacent land use, since the problems generated by the movement of a large number of freight cars have not yet been felt within the adjacent residential community. This anticipated characteristic of large-scale freight-car movements will pose many problems to be studied and answered in the future. Coordination conferences with other County Departments have been held and are continuing.

It is anticipated that this study will continue over a period of several years.

LOCATION OF THE PALMDALE SANITATION TREATMENT PLANT

This Section was directed to coordinate and solve, if possible, certain problems relative to a proposed Sanitation Treatment Plant site near the unincorporated community of Palmdale.

Studies were prepared, conferences held, and a site recommended to, and approved by, the Commission.

The Sanitation Districts have now acquired this site and it is expected that the Sanitation Treatment Plant will be completed during the next fiscal year.

MASTER PLAN OF HELIPORTS

The County Engineer referred to this office a suggested Master Plan of Heliports for consideration by the Regional Planning Commission of the Los Angeles County Regional Planning District. Conferences were held and the Master Plan was considered in public hearing before the Commission and the Board of Supervisors. The Plan was approved and adopted.

It should be noted that to the best of our knowledge this is the first Master Plan of Heliports officially adopted anywhere in the world.

MAP OF INDUSTRIAL AREAS AND ZONES IN LOS ANGELES

A map was prepared showing industrial areas on a County-wide basis. It was very useful in presenting to chambers of commerce and various other interested public agencies the over-all industrial zoning and utilization picture.

SUBDIVISION TRACT REVIEW

In April of 1952 it was decided that this Section would no longer review subdivision tracts being processed by the Subdivision Section. During the nine months prior to this decision, a total of 295 tracts were reviewed and recommendations made for consideration by the Subdivision Committee.

KEY TO HELIPORTS

- | | |
|--------------------|-------------------|
| 1 SANTA MONICA | 31 AZUSA |
| 2 VAN NUYS | 32 CORONA |
| 3 HOLLYWOOD | 33 PASADENA |
| 4 BURBANK | 34 SAN BERNARDINO |
| 5 GLENDALE | |
| 6 SOUTH PASADENA | |
| 7 MONTECITO | |
| 8 | |
| 9 SAN FERNANDO | |
| 10 LOS ANGELES | |
| 11 THERMAL, INDIAN | |
| 12 | |
| 13 | |
| 14 | |
| 15 | |
| 16 | |
| 17 | |
| 18 | |
| 19 | |
| 20 | |
| 21 LYNNWOOD | |
| 22 WHITTIER | |
| 23 ROSEMEAD | |
| 24 POWHIA | |
| 25 ONTARIO | |
| 26 | |
| 27 | |
| 28 | |
| 29 | |
| 30 REDWOOD BEACH | |
| 31 TORRANCE | |
| 32 SAN PEDRO | |
| 33 WILMINGTON | |
| 34 LONG BEACH | |
| 35 | |
| 36 SANTA ANA | |
| 37 | |
| 38 BELLFLOWER | |
| 39 COMPTON | |
| 40 | |
| 41 ALHAMBRA | |
| 42 ANAHEIM | |
| 43 | |
| 44 MONTEBELLO | |
| 45 NEWPORT BEACH | |
| 46 PLATE | |
| 47 RIVERSIDE | |



MASTER PLAN of HELIPORTS

**COUNTY OF LOS ANGELES
REGIONAL PLANNING DISTRICT**

THE REGIONAL PLANNING COMMISSION COUNTY OF LOS ANGELES

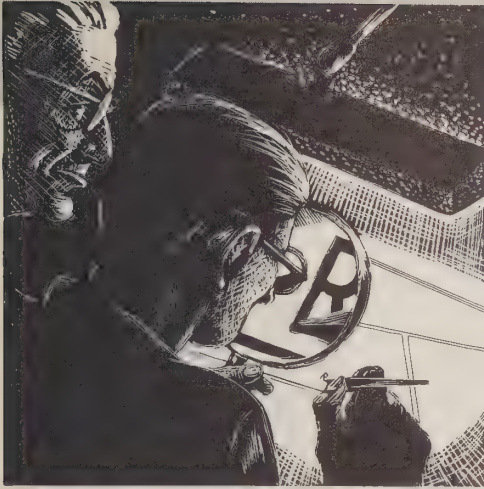
LEGEND

SIZE OF SYMBOL INDICATES TYPE AND GENERAL LOCATION ONLY

- EXISTING HELIPORTS
- PROPOSED HELIPORTS
- ⊙ EXISTING AIR TERMINAL
- ⊙ PROPOSED AIR TERMINAL

TWENTY MILES

THE COUNTY OF LOS ANGELES DEPARTMENT OF AVIATION
PREPARED BY THE COUNTY SURVEYOR
AHADAMS, DIRECTOR OF PLANNING



Edward T. Walker, Section Head

mize publication costs, consistent with legibility, maps are prepared for ultimate reduction to an area approximately one-tenth the original size. The saving to the County of Los Angeles through this practice has been considerable in dollars and very high when related to total cost of map publication.

Until this Section was discontinued towards the end of the year it was responsible for the preparation and/or check of all Official Plans, Ordinances and Legal Notices relating to Zoning.

The preparation of an Official Zoning Plan entails the determination of District boundaries, divisions between zones, rights of way, and uses of property. All references, distances, ownerships and setbacks are taken to official lines of record in offices of the County Surveyor, Recorder, Assessor and Courts, as well as City and State offices.

Official Plans are delineated by draftsmen skilled in free hand lettering and trained in layout and design. Original work is usually done at a scale of 300 feet to the inch. For the sake of clarity, however, the scale may be enlarged or lessened to meet particular needs. Frequently a specific area on an Official Plan requires more detailed treatment than less intensively developed areas and in such cases marginal maps on an enlarged scale are necessary. Every division between zones is so described that accurate location on the ground may be made. A zone symbol must be shown in each individual zone area. In order to mini-

Ordinances are prepared in advance of final adoption so that no delay may occur in effectuating changes. Zone Changes may be made by legal description to save costs and conserve time whenever it can be done without sacrifice to clarity and ready administration.

Notices of Public Hearings are prepared for publication in a newspaper of general circulation in the affected area. These notices show the place and time of hearing, action contemplated, and site location. Notices are scheduled so as to comply with the Conservation and Planning Law requirement of "Notice" and "Place of Publication."

The following tabulation shows a comparison of work load for the past year with that of the preceding fiscal year. In Table II, "Urgency Districts" and "Changes of Zone" do not show any area figures since the former does not entail the preparation of a Zoning Plan and in the latter case the area size is only one phase of work involved. However, in the case of Districts Zoned or Rezoned, there is usually a distinct relationship between the size of the area and the time it takes to prepare the Official Plan.

TABLE I
MAPS AND ORDINANCE SECTION
COMPARATIVE WORK LOAD FIGURES

| Description of Activity | 1950-51 | | 1951-52 | |
|--|----------|-------------------|----------|-------------------|
| FOR ZONING DISTRICTS | NO. | AREA IN SQ. MILES | NO. | AREA IN SQ. MILES |
| Notices of Hearings prepared. | 12 | | 13 | |
| Official Maps prepared and checked for: | | | | |
| (1) New Districts, Zoned | 4 | 25.5 | 5 | 52.21 |
| (2) Existing Districts, Rezoned | 2 | 26.94 | 1 * | 12.83 |
| TOTALS | 6 | 51.99 | 6 | 65.04 |
| FOR CHANGES OF ZONE | | | | |
| Legal Notices Checked & Revised | 43 | -- | 106 | |
| Official Maps Checked & Revised | 48 | -- | 51 | |
| Legal Descriptions prepared in lieu of Official Maps | 7 | -- | -- | |
| WHITTIER COMMUNITY PLAN (49 Items) | | | | |
| Item 32 Preparation of Official Map | -- | | 1 | |
| Item 45 Change of Zone by Legal Description | -- | | 1 | |
| CHANGES OF DOWNEY OFFICIAL PLAN | | | | |
| 9 Items Preparation of Official Map | -- | | 9 | |

* Portion of Palmdale District, placed in North Palmdale (A new district).

TABLE II
MAPS & ORDINANCE SECTION - 1951 - 52 WORK LOAD DETAIL

| District No. | ORDINANCE OF ADOPTION | | Area in Square Miles | |
|-------------------------------------|---|--------------|----------------------|----------|
| | Ord. No. | Date | | |
| NEW DISTRICTS | | | | |
| 93 | Artesia | 5800 | 8-14-51 | 16.35 |
| 94 | Bell Gardens | 5810 | 9-11-51 | 3.15 |
| 95 | North Palmdale (New Area) | 5889 | 1-22-52 | 23.17 |
| 96 | South El Monte | 5962 | 5-13-52 | 3.50 |
| 97 | Workman Mill | 5972 | 6-10-52 | 6.04 |
| | | | | 52.21 |
| REZONED DISTRICTS | | | | |
| 95 | North Palmdale (Formerly Portion of Palmdale) | | | 12.83 |
| | | | | 12.83 * |
| | | | | 65.04 |
| NEW DISTRICTS IN PREPARATION | | | | |
| | % Complete | | | |
| | Five Points | 10 | | 2.54 |
| | Palos Verdes | 5 | | 21.66 |
| | Quartz Hill | 95 | | 26.48 |
| * | Rosamond - Muroc | 100 | | 107.47 |
| | San Jose | 20 | | 11.55 |
| | | | | 169.70 |
| ** URGENCY DISTRICTS | | | | |
| | Allgeyer & Felipe Residence | 5874 | 12-11-51 | |
| | Baldwin Hills Agricultural | 5798 | 8- 7-51 | |
| | Bellflower Residence | 5802 | 8-21-51 | |
| | Cortado & Potrero Residence | 5881 | 12-26-51 | |
| | Durfee Avenue Industrial | 5937 | 3-25-52 | |
| | Klingerman & Potrero Residence | 5927 | 3-11-52 | |
| | Palmdale Airport | 5781 | 7-31-51 | |
| *** | Puddingstone Agricultural | 5915 | 2-19-52 | |
| | Smith Precinct Industrial | 5797 | 8- 7-51 | |
| | Topango Canyon Residence | 5777 | 7-17-51 | (1-24-51 |
| | Estab. by | 5780, 5900 & | (1-29-52 | |
| | Amended by | 5933 | (3-18-52 | |
| | Valley Boulevard Commercial | 5848 | 11- 6-51 | |

* Abandoned by Action of the Board of Supervisors on Jan. 29, 1952.
 *** Amends Ordinance No. 5558, Adopted July 5, 1950.

** District Zoned by Legal Description (No Map Necessary.)

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